NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS AUDIT COMMITTEE MEETING & REGULAR MEETING OCTOBER 3, 2019

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT AGENDA THURSDAY, OCTOBER 3, 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 Jeff Hills

Vice-ChairmanRyan MotkoSupervisorNick DisterSupervisorAlbert VieraSupervisorSteve 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 with the sixth 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 seventh 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 eighth 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 ninth 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

October 3, 2019 Board of Supervisors

North Park Isle Community Development District

The Audit Committee Meeting & Regular Meeting North Park Isle Community Development District will be held on **October 3, 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 COMMENTS ON AGENDA ITEMS
- 3. RECESS TO AUDIT COMMITTEE MEETING
- 4. AUDIT COMMITTEE MEETING
 - A. Call to Order/Roll Call
 - B. Evaluate and Rank the Audit Proposals
 - C. Finalize the Ranking and Consideration of Audit Committee Recommendation
 - D. Close the Audit Committee Meeting
- 5. RETURN AND PROCEED TO REGULAR MEETING
- 6. BUSINESS ITEMS
 - A. Consideration of Audit Committee Recommendations and Evaluation

 - C. General Matters of the District
- 7. CONSENT AGENDA
 - A. Consideration of Minutes of the Public Hearing & Regular Meeting August 22, 2019...... Tab 04
- 8. VENDOR/STAFF REPORTS
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
- 10. AUDIENCE QUESTIONS AND COMMENTS AND DISCUSSION FORUM
- 11. ADJORNMENT

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



Proposal to Provide Financial Auditing Services:

NORTH PARK ISLE

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: September 20, 2019 12:00PM

Submitted to:

North Park Isle Community Development District c/o District Manager 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607

Submitted by:

Antonio J. Grau, Partner Grau & Associates 951 Yamato Road, Suite 280 Boca Raton, Florida 33431

Tel (561) 994-9299

(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com www.graucpa.com



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September 20, 2019

North Park Isle Community Development District c/o District Manager 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2019-2021, with an option for two (2) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the North Park Isle Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: we have a total of 360 clients, 329 or 91% of which are special districts. We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. First, we ensure that the transition to a new firm is as smooth and seamless as possible. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Racquel McIntosh, CPA (rmcintosh@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

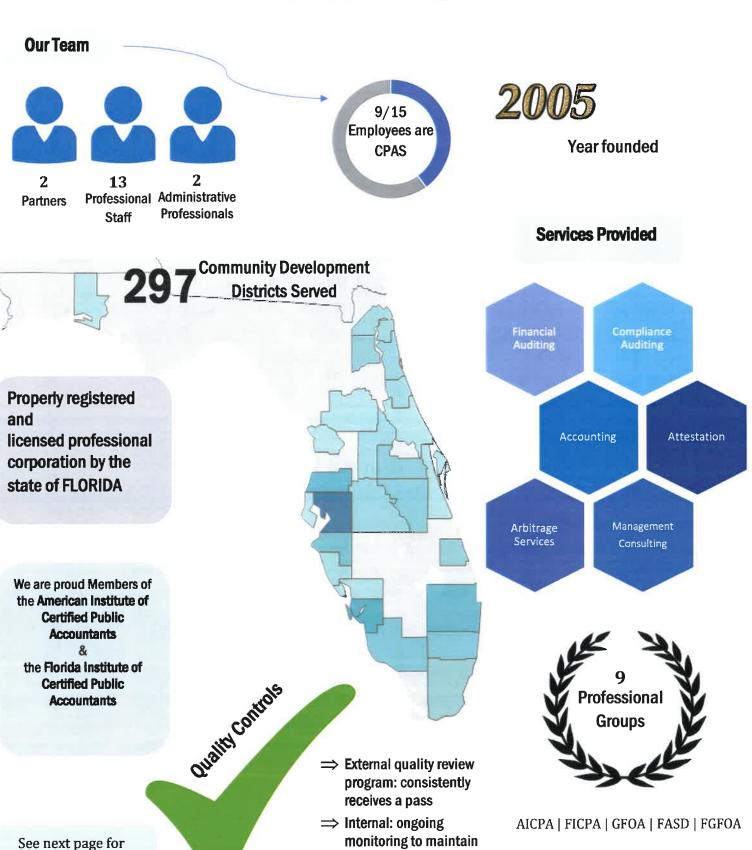
Very truly yours, Grau & Associates

Antonio J. Grau

Firm Qualifications



Grau's Focus and Experience



quality



report and certificate





March 2, 2017

Antonio Jose Grau Jr, CPA Grau & Associates 2700 N Military Trl Ste 350 Boca Raton, FL 33431

Dear Mr. Grau:

It is my pleasure to notify you that on March 2, 2017 the Florida Peer Review Committee accepted the report on the most recent system peer review of your firm. The due date for your next review is December 31, 2019. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Sincerely,

Paul N. Brown, CPA, CGMA Director of Technical Services

cc: Daniel Joseph Hevia, CPA

Firm Number: 4390114

Review Number: 474720

325 W. College Ave. i P.O. Box 5437 i Tallahassee, FL 32314 (850) 224-2727 (800) 342-3197 Fax: (850) 222-8190 www.ficpa.org



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

Anita Ford, Chair AICPA Peer Review Board

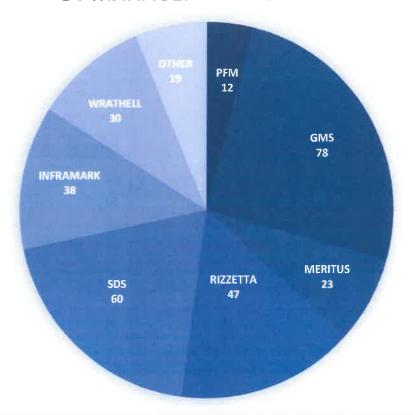


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Firm & Staff Experience



GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing
Audits: 30+
CPE (last 2 years):
Government
Accounting, Auditing:
66 hours; Accounting,
Auditing and Other:
25 hours
Professional
Memberships: AICPA,
FICPA, FGFOA, GFOA

Racquel McIntosh, CPA (Partner)

Years Performing
Audits: 14+
CPE (last 2 years):
Government
Accounting, Auditing:
59 hours; Accounting,
Auditing and Other:
45 hours
Professional
Memberships: AICPA,
FICPA, FGFOA, FASD

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

-Racquel McIntosh



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YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an An advisory consultant will be available as a outside group of IT management consultants to sounding board to advise in those areas where assist with matters including, but not limited to: problems are encountered. network and database security, internet security and vulnerability testing. Successful Audit **Audit Staff** The assigned personnel will The Engagement Partner will work closely with the partner participate extensively during and the District to ensure that the various stages of the the financial statements and all engagement and has direct other reports are prepared in responsibility for engagement accordance with professional policy, direction, supervision, standards and firm policy. quality control, security, Responsibilities will include confidentiality of information planning the audit; of the engagement and communicating with the client communication with client and the partners the progress personnel. The engagement of the audit; and partner will also be involved determining that financial directing the development of statements and all reports the overall audit approach issued by the firm are accurate, and plan; performing an complete and are prepared in overriding review of work accordance with professional papers and ascertain client standards and firm policy. satisfaction.



Antonio 'Tony ' J. Grau, CPA Partner

Contact: tgrau@graucpa.com (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)

Bachelor of Arts

Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District Dunes Community Development District Fishhawk Community Development District (I,II,IV) Grand Bay at Doral Community Development District Heritage Harbor North Community Development District St. Lucie West Services District Ave Maria Stewardship Community District Rivers Edge II Community Development District Bartram Park Community Development District Bay Laurel Center Community Development District

Boca Raton Airport Authority Greater Naples Fire Rescue District Key Largo Wastewater Treatment District Lake Worth Drainage District South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association Florida Institute of Certified Public Accountants Government Finance Officers Association Member City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	66
Accounting, Auditing and Other	<u>25</u>
Total Hours	91 (includes of 4 hours of Ethics CPE)



Racquel C. McIntosh, CPA Partner

Contact: rmcintosh@graucpa.com | (561) 939-6669

Experience

Racquel has been providing government audit, accounting and advisory services to our clients for over 14 years. She serves as the firm's quality control partner; in this capacity she closely monitors engagement quality ensuring standards are followed and maintained throughout the audit.

Racquel develops in-house training seminars on current government auditing, accounting, and legislative topics and also provides seminars for various government organizations. In addition, she assists clients with implementing new accounting software, legislation, and standards.

Education

Florida Atlantic University (2004)

Master of Accounting
Florida Atlantic University (2003)

Bachelor of Arts:

Finance, Accounting

Clients Served (partial list)

(>300) Various Special Districts, including:

Carlton Lakes Community Development District Golden Lakes Community Development District Rivercrest Community Development District South Fork III Community Development District TPOST Community Development District

East Central Regional Wastewater Treatment Facilities Indian Trail Improvement District Pinellas Park Water Management District Ranger Drainage District South Trail Fire Protection and Rescue Service District Westchase Community Development District Monterra Community Development District Palm Coast Park Community Development District Long Leaf Community Development District Watergrass Community Development District

Professional Associations/ Memberships

American Institute of Certified Public Accountants Florida Institute of Certified Public Accountants FICPA State & Local Government Committee FGFOA Palm Beach Chapter

Professional Education (over the last two years)

CourseHoursGovernment Accounting and Auditing59Accounting, Auditing and Other45Total Hours104 (includes of 4 hours of Ethics CPE)



References



We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work Financial audit **Engagement Partner** Antonio J. Grau

Dates Annually since 1998

Client Contact Darrin Mossing, Finance Director

475 W. Town Place, Suite 114 St. Augustine, Florida 32092

904-940-5850

Two Creeks Community Development District

Scope of Work Financial audit **Engagement Partner** Antonio J. Grau

Dates Annually since 2007

Client Contact William Rizzetta, President

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614

813-933-5571

Journey's End Community Development District

Scope of Work Financial audit
Engagement Partner Antonio J. Grau

Dates Annually since 2004

Client Contact Todd Wodraska, Vice President

2501 A Burns Road

Palm Beach Gardens, Florida 33410

561-630-4922



Specific Audit Approach



AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations. Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State of Local regulations. We will deliver our reports in accordance with your requirements.

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.



Phase II - Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions:
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

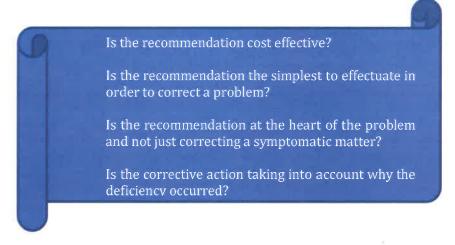
In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.



Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no "surprises" in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We typically begin our audit process with an entrance conference before the onsite fieldwork begins. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis. Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal. We strive to continue to keep an open line of communication through the fieldwork and ending with an exit conference.



Cost of Services



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Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2019-2023 are as follows:

Year Ended September 30,	Fee
2019	\$2,800
2020	\$2,900
2021	\$3,000
2022	\$3,100
2023	<u>\$3,200</u>
TOTAL (2019-2023)	<u>\$15,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.



Supplemental Information



PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	1	1		1	9/30
Captain's Key Dependent District	1			/	9/30
Central Broward Water Control District	✓			/	9/30
Coquina Water Control District	✓			1	9/30
East Central Regional Wastewater Treatment Facility	1		V	1	9/30
Florida Green Finance Authority	1			1	9/30
Greater Boca Raton Beach and Park District	1			1	9/30
Greater Naples Fire Control and Rescue District	1	1		1	9/30
Green Corridor P.A.C.E. District	1			/	9/30
Hobe-St. Lucie Conservancy District	1			1	9/30
Indian River Mosquito Control District	/				9/30
Indian Trail Improvement District	✓			1	9/30
Key Largo Waste Water Treatment District	✓	1	✓	1	9/30
Lake Padgett Estates Independent District	V			V	9/30
Lake Worth Drainage District	/			1	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	/			V	9/30
Pal Mar Water Control District	/			1	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	V			1	9/30
Pinetree Water Control District (Wellington)	/				9/30
Ranger Drainage District	V	✓		1	9/30
Renaissance Improvement District	1			V	9/30
San Carlos Park Fire Protection and Rescue Service District	/			1	9/30
Sanibel Fire and Rescue District	1			1	9/30
South Central Regional Wastewater Treatment and Disposal Board	1			✓	9/30
South-Dade Venture Development District	1			1	9/30
South Indian River Water Control District	V	✓		1	9/30
South Trail Fire Protection & Rescue District	1			1	9/30
Spring Lake Improvement District	/			1	9/30
St. Lucie West Services District	V		1	V	9/30
Sunshine Water Control District	<			V	9/30
Sunny Hills Units 12-15 Dependent District	1			1	9/30
West Villages Improvement District	V			V	9/30
Various Community Development Districts (297)	1			✓	9/30
TOTAL	332	5	3	329	



ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- · Financing alternatives
- IT Auditing

- Fixed asset records
- · Cost reimbursement
- · Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

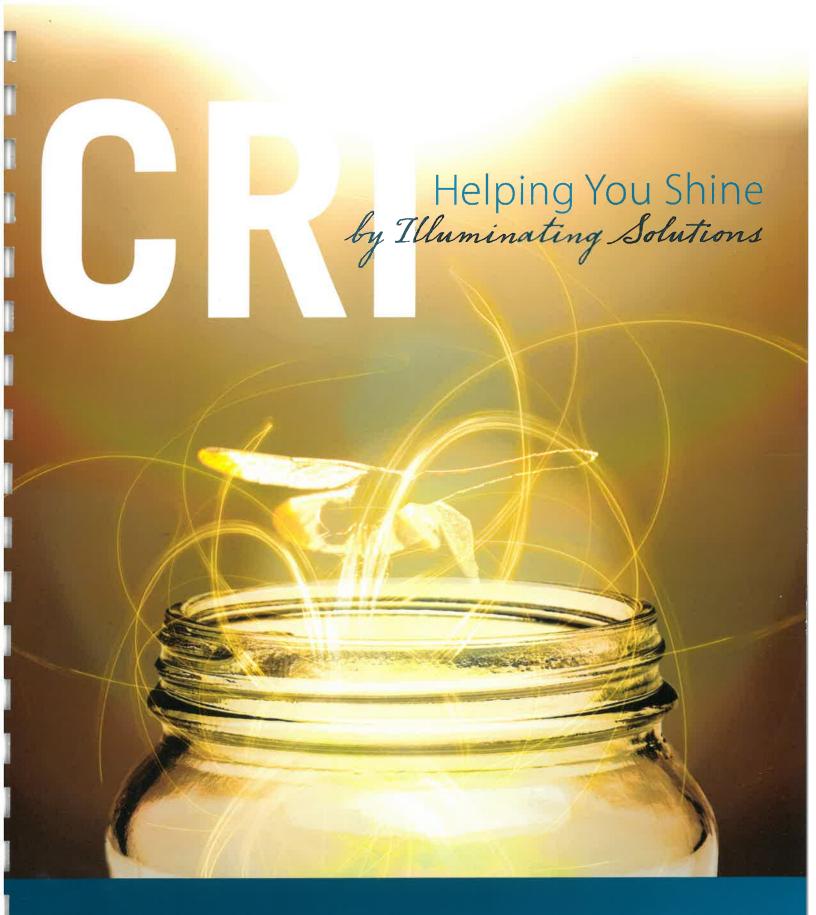
The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current
Arbitrage
Calculations

We look forward to providing North Park Isle Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

For even more information on Grau & Associates please visit us on www.graucpa.com.

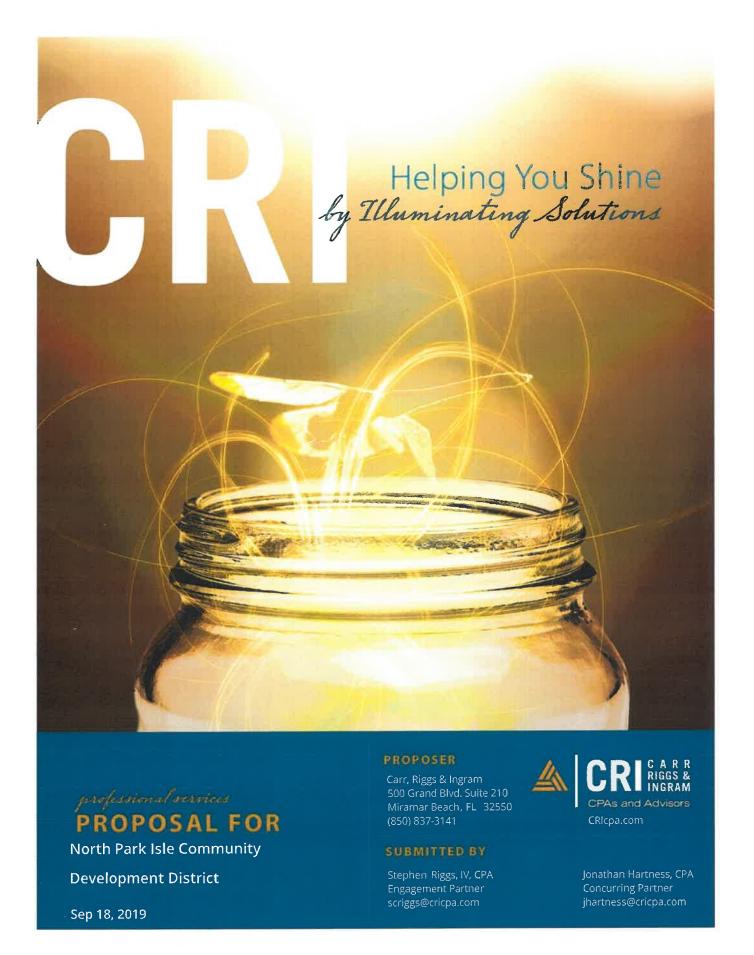




PROPOSAL FOR professional services



CRIcpa.com





Dear North Park Isle Community Development District:

Carr, Riggs & Ingram, LLC (CRI) appreciates the opportunity to propose on auditing, tax, consulting, and client accounting services to North Park Isle Community Development District. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. We pride ourselves on getting to know our clients and illuminating solutions by providing innovative ideas to move them from compliance to providing them a competitive advantage.

Investment in You. We believe in developing long-term, mutually beneficial relationships and quickly demonstrating value with a fee structure and service solutions that provide immediate and continued savings. Our investment starts on "Day 1" as your assigned team begins with our proven, streamlined process that minimizes your time and disruption during the service provider change and continues throughout the relationship.

Dedicated Team. CRI's team consists of more than 1,900 professionals, which allows us to tailor your service team by aligning their industry, service, and specialty skills with your needs. Our dedicated teams deliver the highest level of business acumen and knowledge to your organization; our commitment to consistent staffing allows you to maximize savings and remain focused on your needs.

Equilibrium. CRI delivers big firm expertise with small firm service. Of approximately 45,000 public accounting firms in the United States, CRI currently ranks in the top 20. Additionally, as a part of PrimeGlobal, an association of independent accounting firms, we have access to international resources as – and when – needed. Leveraging these resources while maintaining local decision-making authority means that simplified solutions are only a phone call away. And we believe that's the best of both worlds for our clients.

Active Partner Participation. Collectively, our partners deliver expertise derived from more than 7,500 years of business experience. With this level of talent, we thoughtfully choose a partner that aligns with your business' needs and industry. Our hands-on, working partners "show up" to convey our genuine commitment to your success. They strive to earn trusted advisor roles by digging in, proactively learning your business, and producing long-term value for you.

Simplified Solutions. While our 500+ cumulative partner certifications is an impressive statistic, success is measured by translating complex concepts into client solutions. While accounting is the language of business, we're here to decipher the jargon and help you make educated decisions. CRInnovate embraces agility and invention.

We welcome the opportunity to demonstrate to you the same teamwork, expertise, innovation, and responsiveness that have made us one of the fastest growing public accounting firms in the United States. Again, we appreciate your consideration.

Sincerely,

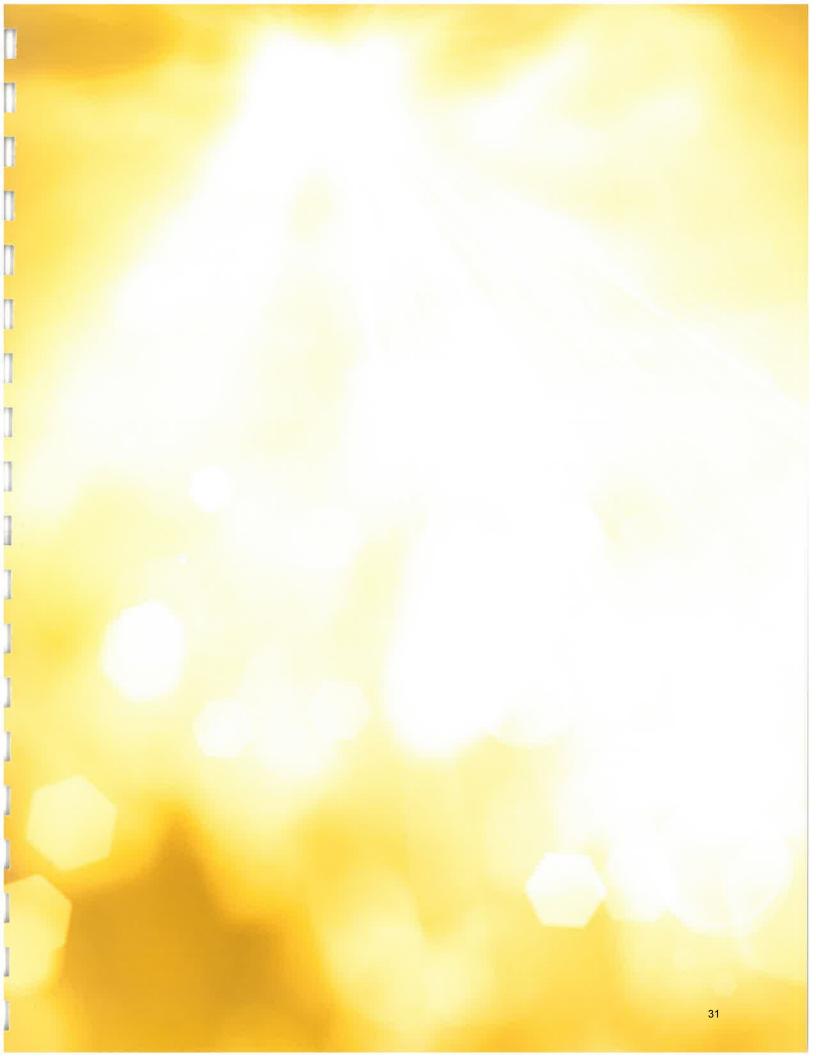
Stephen Riggs, IV Engagement Partner



YO	UR	NE	EDS

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CRIcpa.com CARR, RIGGS & INGRAM



UNDERSTANDING & MEETING YOUR NEEDS



From the RFP or during our recent visit with your team, we understood your team to express the following needs, requests, and/or issues. We've detailed our proposed solutions below and are happy to discuss other related projects as they arise and upon request.

	NEEDS & ISSUES	SOLUTIONS & SERVICES
Technical	The District is required to have independent audits performed on its financial statements.	Perform external audit services in accordance with auditing standards generally accepted in the United States of America (GAAS), in order to express an opinion on the North Park Isle Community Development District's financial statements.
Relational	The District's Board of Supervisors and management expect open and continuous communication with their CPA firm in order to avoid surprise findings at the end of the audit.	 Communicate contemporaneously and directly with management regarding the results of our procedures. Anticipate and respond to concerns of management and/or the Audit Committee (if/when formed).



We value creating mutually rewarding, long-term relationships with our clients. Our goal is to provide high quality, responsive service that yields returns far greater than your investment in our professional fees. Please find below our proposal of fees to provide the requested services for the upcoming fiscal years.

SERVICE	CRI FEES				
	2019	2020	2021	2022	2023
Perform external audit services in accordance with auditing standards generally accepted in the United States of America (GAAS)	\$5,000	\$5,500	\$6,000	\$6,500	\$7,000

^{*}Actual out-of-pocket expenses will be billed separately and are not included in the fee.

If North Park Isle Community Development District requests additional services outside of this proposal, professional fee hourly rates are as follows, but may be negotiated depending on the project request:

CLASSIFICATION	HOURLY RATE
Partner	\$400
Manager	\$300
Senior	\$190
Staff	\$140
IT Specialist	\$250
Fraud Specialist	\$250

Our professional fees are based on the key assumptions that North Park Isle Community Development District will:

- Ensure that the predecessor's work papers will be made available for timely review.
- Make available documents and work papers for review at North Park Isle Community Development District's headquarters location, although we may choose to review at alternate locations.
- Prepare certain schedules and analyses and provide supporting documents as requested.
- Assist us in obtaining an understanding of the accounting systems of North Park Isle Community Development District.
- Not experience a significant change in business operations or financial reporting standards.





FOUNDED IN 1997 10 STATES 25+ MARKETS





1900 +



300 +



TOP 20 CPA FIRM

(as ranked by Accounting Today)





CRI FIRM VALUES:

CLIENT SERVICE. RESPECT. INTEGRITY.



SERVICES

Accounting & Auditing Advisory **Business Support & Transactions** Business Tax Employee Benefit Plans Governance, Risk & Assurance Individual Tax & Planning IT Audits & Assurance

INDUSTRY EXPERTISE

Captive Insurance Construction Financial Institutions Governments Healthcare Institutional Real Estate Insurance Manufacturing & Distribution Nonprofits

CRI FAMILY OF COMPANIES

Auditwerx



CRI Advanced Analytics



CRI Capital Advisors



CRI Solutions Group



CRI TPA Services



Paywerx

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CRI'S GOVERNMENTAL EXPERTISE



Audit

450+ governmental entities with annual revenues totaling \$20 Billion



150+ governmental entities with federal funds totaling \$2.2 Billion

140+

Single audits for governmental entities



Single Audit Resource Center's Award for Excellence in Knowledge, Value, and Overall Client Satisfaction



Member of AICPA's Government Audit Quality Center



Governmental Partner Designations

Including: CPA, CGFM, CITP, CFE, CMA, CISA, CGEIT, CTGA, CFF, CGMA, and CGAP

CLIENTS WITH ANNUAL REVENUES UP TO:

School Districts\$1 Billion

Municipalities \$1.2 Billion

Agencies/Authorities
\$3 Billion



CRI delivers a depth of resources that ensures our understanding of your challenges and innovative solutions for overcoming them. Our team's combined experience is derived from providing audit, tax, consulting, and accounting outsourcing services. We parlay this vast experience and derived best practices into proven solutions that benefit you. Below we share specific, relevant client references; we encourage you to consult with them.

RELATIONSHIP	TIMELINE	SERVICE DESCRIPTION	RELEVANT POINTS TO CONSIDER
Rizzetta & Company Shawn Wildermuth 3434 Colwell Avenue Suite 200 Tampa, FL 33614 813.933.5571	2006 – Present	Annual Financial Statement Audits of Multiple CDDs	 Client service experience Responsiveness to client needs Long-term relationship CDD management co.
GMS, LLC Dave DeNagy 14785 Old St. Augustine Road Suite 4 Jacksonville, FL 32258 904.288.9130	2006 – Present	Annual Financial Statement Audits of Multiple CDDs	 Client service experience Responsiveness to client needs Long-term relationship CDD management co.
Wrathell, Hunt & Associates, LLC Jeffrey Pinder 2300 Glades Road Suite 410W Boca Raton, FL 33431 561.571.0010	2006 – Present	Annual Financial Statement Audits of Multiple CDDs	 Client service experience Responsiveness to client needs Long-term relationship CDD management co.
PFM Group Consulting, LLC Jennifer Glasgow 12051 Corporate Blvd. Orlando, FL 32817 407.382.3256	2007 – Present	Annual Financial Statement Audits of Multiple CDDs	 Client service experience Responsiveness to client needs Long-term relationship CDD management co.

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Stephen Riggs, IV
Engagement Partner
scriggs@CRIcpa.com
850.837.3141

- Community
 Development Districts
- Condominium and Homeowner Associations
- County and Local Governments
- Non-Profit Organizations
- Privately-held corporations

Experience

Stephen has over 13 years accounting and audit experience, including three years with the international public accounting firm, Ernst & Young, LLP. His experience includes numerous clients in industries including governmental, not-for-profit, healthcare, SEC and privately held corporations.

Stephen is licensed to practice as a certified public accountant in Florida. He is a member of the State and local Governmental section of the Florida Institute of Certified Public Accountants and exceeds all continuing professional education requirements related to Government Auditing Standards.

He is currently a partner on engagements for many special districts in the State of Florida, including community development districts, fire districts and school districts. In addition to his public accounting experience, Stephen has served on the Board of Directors for a Community Development District and a non-profit organization.

Education, Licenses & Certifications

- · Masters of Accountancy, University of West Florida
- · BA, Economics, University of Florida
- Certified Public Accountant

Professional Affiliations

- American Institute of Certified Public Accountants (AICPA)
- Florida Institute of Certified Public Accountants (FICPA)
- Past President, Emerald Coast Chapter of Florida Institute of Certified Public Accountants (FICPA)



Jonathan Hartness
Concurring Partner
jhartness@CRIcpa.com
850.837.3141

- Community
 Development Districts
- Condominium and Homeowner Associations

Experience

Jonathan has over 12 years' auditing and accounting experience with CRI. He is responsible for audits, reviews and compilations of local governmental entities, condominium and homeowner associations, and non-public companies.

Jonathan is licensed to practice as a Certified Public Accountant in Florida. He is a member of the American Institute of Certified Public Accountants and the Florida Institute of Certified Public Accountants. He exceeds all continuing professional education requirements related to *Government Auditing Standards*.

Jonathan currently supervises engagements for many governmental entities in the State of Florida including community development districts. He is active in our firm's governmental industry line as well as our condominium and homeowner association practice. Jonathan is an integral part of our community development district practice.

Education, Licenses & Certifications

- · MAcc, Accounting, University of West Florida
- Certified Public Accountant
- Community Association Manager (CAM), Licensed in Florida

Professional Affiliations

- American Institute of Certified Public Accountants (AICPA)
- Florida Institute of Certified Public Accountants (FICPA)



K. Alan Jowers
Consulting Partner
ajowers@CRIcpa.com
850.837.3141

- Santa Rosa County
 District School Board
- · Okaloosa Gas District
- Santa Rosa Island Authority
- · Pasco County
- Okaloosa County
 District School Board
- Celebration Community Development District
- Hammock Bay Community
 Development District
- Amelia National Community
 Development District

Experience

Alan has over 25 years' experience in public accounting, primarily on financial statement assurance engagements. His practice includes audits, reviews and compilations of local governmental entities, condominium and homeowner associations, non-profit organizations and nonpublic companies. He currently has direct engagement responsibility for a significant number of audits of local governmental entities, including counties, cities, school boards, utility districts and Florida community development districts.

Alan is licensed to practice as a certified public accountant in Florida and Georgia. He is a member of the Board of Directors of the Florida Institute of Certified Public Accountants (FICPA), has been an active member of the FICPA's State and Local Governmental Committee and is a past chair of its Common Interest Realty Association Committee. He is also active in the Panhandle Chapter of the Florida Governmental Finance Officers Association (FGFOA) and is a former member of the FGFOA's statewide Technical Resource Committee.

Education, Licenses & Certifications

- Masters of Accountancy, University of Alabama
- BS, Accounting, Florida State University
- Certified Public Accountant

Professional Affiliations

- American Institute of Certified Public Accountants (AICPA)
- Florida Institute of Certified Public Accountants (FICPA) member of the Board of Governors
- Governmental Finance Officers Association (GFOA)
- Florida Governmental Finance Officers Association (FGFOA) member of Technical Resource Committee



Grace Hartness
Senior Manager
ghartness@CRIcpa.com
850.837.3141

- Community
 Development Districts
- Condominium and Homeowner Associations
- Utility Services
- School Districts
- County and Local Governments
- Non-Profit Organizations

Experience

Grace has over 12 years accounting and audit experience with CRI. She has worked on several major construction companies, government entities, community development districts, condominium and homeowner associations and non-profit organizations. In addition, she has been involved in special audit projects for the Miami-Dade Airport Authority. Grace is licensed to practice as a certified public accountant in Florida and exceeds all continuing professional education requirements related to Government Auditing Standards. In addition, Grace fluently speaks several languages including French and Arabic. Grace currently supervises engagements for many special districts in the State of Florida including community development districts and school districts. She is active in our firm's condominium and homeowner association practice. Grace started with CRI in August 2006, upon completion of her master's degree, and was promoted to manager in 2011.

Education, Licenses & Certifications

- · MAcc, Accounting, University of West Florida
- Certified Public Accountant
- Community Association Manager (CAM), Licensed in Florida

Professional Affiliations

- American Institute of Certified Public Accountants (AICPA)
- Florida Institute of Certified Public Accountants (FICPA)
- Accounting & Financial Women's Alliance (AFWA)

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Chad Branson
Senior Manager
cbranson@CRIcpa.com

Representative Service Areas

- Local Governments including Water and Sewer Organizations and Fire Districts
- School Districts including Foundations
- Nonprofit Organizations

Representative Clients (including previous clients)

- School Districts Pinellas County, Okaloosa County, Pasco County, Santa Rosa County
- Florida Office of Early Learning Coalition
- Florida Department of Elder Affairs
- Fire Districts -Destin,
 Ocean City, North Bay
- Utilities Regional Utilities, Midway Water Systems, Inc., Emerald Coast Utilities Authority
- Escambia County

Experience

850.837.3141

Chad Branson has 16 years of experience in public accounting, with practice concentrations in auditing governmental, nonprofit and for profit entities. Chad has accumulated experience throughout his career in Federal and Florida Single Audit Acts compliance monitoring and auditing. During his career he has supervised and managed audit engagements for a wide variety of governmental and nonprofit organization clients. In addition, he has performed internal audit work, information technology general controls testing, forensic investigations, and risk assessments for governmental entities.

Chad has been with Carr, Riggs and Ingram, LLC since 2005.

Education, Licenses & Certifications

- Bachelor and Master of Accountancy University of Mississippi, Oxford MS
- Certified Public Accountant (CPA) Licensed in Florida and Mississippi
- Community Association Manager (CAM) Florida
- Certified Information Technology Professional AICPA

Professional Affiliations

- American Institute of Certified Public Accountants (AICPA)
- Florida Institute of Certified Public Accountants (FICPA)
- Emerald Coast Chapter (FICPA) Board
- Florida Governmental Finance Officers Association (FGFOA)

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YOUR TEAM SOLUTION





Ali Gorman
Senior Manager
agorman@CRIcpa.com
850.837.3141

Representative Service Areas

- Community
 Development Districts
- Condominium and Homeowner Associations
- Utility Services
- School Districts
- County and Local Governments
- Non-Profit Organizations

Experience

Ali has over 11 years auditing and accounting experience in both the Tallahassee and Destin offices of CRI.She is an audit manager with primary responsibility for fieldwork and reporting on audits of clients in a variety of industries including local governmental and non-profit entities as well as financial institutions and commercial businesses.She is currently the audit manager for over 25 community development districts, and works with several CDD management companies in the State of Florida.

Ali is licensed to practice as a Certified Public Accountant in Florida. She is a member of the American Institute of Certified Public Accountants and the Florida Institute of Certified Public Accountants. She exceeds all continuing professional education requirements related to *Government Auditing Standards*.

Ali currently supervises engagements for many governmental entities in the State of Florida including community development districts, municipalities, utility districts, and other special governments. She is active in our firm's governmental industry line as well as the condominium and homeowner association practice. In addition, Ali has accumulated experience throughout her career in Federal and Florida Single Audit Acts compliance monitoring and auditing. Ali has performed many single audits of federal grants under OMB Circular A-133 and Uniform Grant Guidance (UGG).

Education, Licenses & Certifications

- BS, Accounting, Florida State University
- Certified Public Accountant
- · Community Association Manager (CAM), Licensed in Florida

Professional Affiliations

- American Institute of Certified Public Accountants (AICPA)
- Florida Institute of Certified Public Accountants (FICPA)
- Governmental Finance Officers Association (FGFOA)

DELIVERING QUALITY TO YOU





CRIcpa.com CARR, RIGGS & INGRAM

AUDIT METHODOLOGY

Our audit, tax, consulting, and client accounting services documentation is maintained electronically. Compliance with our methodology is regularly reviewed and evaluated as part of our internal quality program, which is further discussed in this section under INTERNAL QUALITY CONTROL REVIEWS AND EXTERNAL REVIEWS. Comprehensive policies and procedures governing all of our practices and addressing professional and regulatory standards and implementation issues are constantly updated for new professional developments and emerging issues. See the table of contents to identify the relevant audit approach and methodology detailed description section.

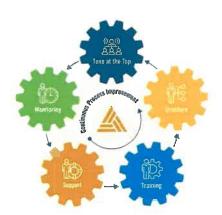
ENGAGEMENT QUALITY REVIEW PARTNER (CONCURRING PARTNER)

Each audit has an assigned engagement quality review (EQR) partner with the appropriate experience. This role is one of the most important elements of our quality assurance process, as it provides for a timely, independent review of all key accounting and auditing issues. The EQR partner also reviews the financial statements and related supporting documentation—including the disclosures—to evaluate their fair presentation under accounting principles generally accepted in the United States of America (GAAP).

INTERNAL QUALITY CONTROL REVIEWS AND EXTERNAL REVIEWS

Experienced partners and professional staff of our firm conduct quality control reviews of our audits. Our partners' work is reviewed annually, and the inspection process includes periodic testing of the effectiveness of our quality controls and a continuous improvement program.

- Internal Inspection: A permanent team of subject matter experts annually perform 150+ reviews of a risk-based sample of partners and engagements.
- Continuous Process Improvement Reviews: In addition to #1 above, this ongoing process reviews each audit partner twice annually, representing 300+ reviews each year.



CRI is enrolled in the AICPA Peer Review Program, through which our external reviews are conducted by another independent public accounting firm. We have our accounting and auditing practice triennially reviewed as a member in this program.

Additionally, we are registered with the PCAOB, who performs an external review inspection once every three years.



SHARING CRI'S VALUES WITH YOU



We are proud of our hands-on, service-centric, and results-oriented approach. Combining that approach with quality controls and superior talent allows us to help you achieve your goals and strengthen your management systems and processes. This approach is further emphasized through our three core values which guide our team's behavior and function as the foundation for interactions with our clients and each other.



UNYIELDING INTEGRITY

CLIENT SERVICE

Defining our brand by meeting or exceeding the highest expectations of our clients

RESPECT

Building productive, longterm relationships with each other that are based on mutual respect, trust, and sharing

INTEGRITY

Living with sincerity, transparency, and honesty



When choosing to change firms, the time involved in working with new accounting professionals is often a concern. CRI's well-defined efficient, seamless transition process is designed to:

- · Provide you with value from the very first encounter,
- · Avoid interruption of service,
- · Minimize disruption and investment of management's time,
- · Raise the standard of service, and
- Establish ongoing channels of communication with North Park Isle Community Development District's management.

The transition plan is comprised of the following key activities and can occur within approximately two weeks, depending on the availability of the parties involved:

- Management approves the change in firms, pending new firm's completion of client acceptance procedures.
- CRI performs client acceptance procedures, such as:
 - Interview key service provider relationships
 - Interview predecessor firm.
 - Internal firm review and approval.

PRE-APPROVAL & ACCEPTANCE

PREDECESSOR FIRM COMMUNICATIONS

- Management notifies predecessor firm of decision to change service providers.
- CRI makes inquiries of and reviews predecessor firm workpapers related to your prior year's audit and tax services (as applicable).
- Predecessor firm provides copies of requested workpapers.

- CRI and management sign engagement letter.
- CRI and management develop communication plan protocol.
- CRI and management finalize timetable and key dates.
- CRI develops initial understanding of your business processes.
- CRI reports to management process review items subsequent to initial planning stage.

CLIENT
UNDERSTANDING &
PLANNING

CARR, RIGGS & INGRAM



Many businesses are expanding and/or evaluating their global reach, and they require assistance in order to comprehensively consider the various financial implications of growing in international markets. In addition to CRI's internal resources, we deliver the expertise and support of some of the world's most highly regarded accounting firms through shared alliance as members of PrimeGlobal.

WHO IS PRIMEGLOBAL?



HOW OUR PRIMEGLOBAL MEMBERS CAN BENEFIT YOU

We supplement our in-depth, industry knowledge and specialized services through our collaborations with other PrimeGlobal firms to help you evaluate your options globally. CRI's goal is to provide you with the information you need to make well-informed, smart business decisions.

4 KEY BENEFITS TO CRI CLIENTS FROM OUR PRIMEGLOBAL MEMBERSHIP



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We know that some information that makes perfect sense to a CPA may not be as clear to our clients. Therefore, we produce original content in the form of articles, videos, white papers, webinars, and more to provide timely, down-to-earth translations of complex subjects. We publish this original content on CRICPA.com and across all our many social channels. Check out our website for more information about the topics below.

FOLLOW @CRICPA ON SOCIAL











CRI RESOURCES







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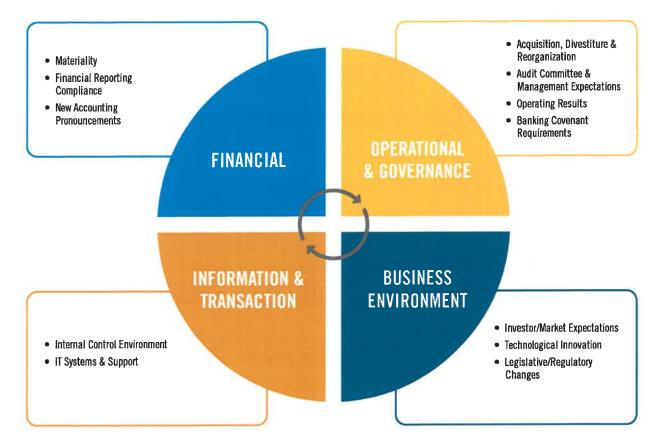


Our proposed services require a coordinated effort between us and North Park Isle Community Development District's team. Planning and continual communication are essential to developing the appropriate procedures, working collaboratively to resolve any identified issues, and meeting your timelines.

CRI's audit approach occurs within a framework of our client's business and industry; therefore, we assess risk by:

- Understanding management's perspectives and goals, and
- Considering business conditions and threats that could prevent management from achieving its business objectives.

We assess risks in the following areas:





Our ultimate intent is to drill down from these broad risks to specific financial reporting risks. We understand both these risks and management's processes and procedures for mitigating them (i.e. internal controls) in order to develop our procedures to carry out our audit responsibilities.

Although our audits are conducted through a structured, risk-based model, we focus on understanding the client's needs, requirements, and expectations. We work collaboratively with management and the Audit Committee (or similar function) to develop a communication and work plan to continuously improve client service, by doing so we help in moving your team from simple compliance to providing you with a competitive advantage.

In planning, we concentrate on "key risks," (items with a greater risk of a material misstatement, a material weakness in internal controls, or other matters resulting in the issuance of an inappropriate audit report). We focus on "material" items (i.e. those items that would be important to the user of your financial statements). When evaluating materiality of identified misstatements, certain quantitative and qualitative factors must be considered—which may include:

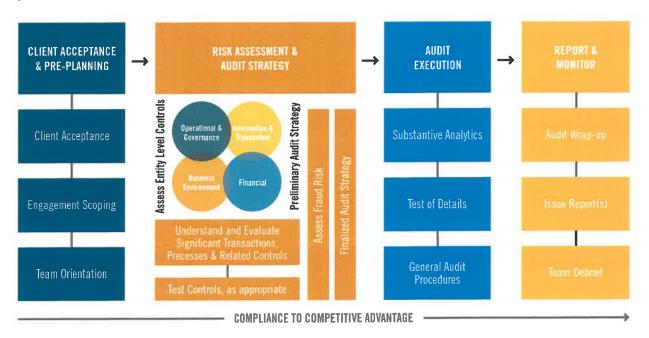
- Impact on operating trends (revenue/income, expenses, net income, etc).
- Nature of the misstatement (i.e., did the misstatement result from an unlawful transaction?).
- Impact on liquidity, capital/surplus, earnings capacity, etc.
- Impact to loan covenants and contractual and regulatory requirements.

Consistent communication is a key to completion of the audit. By ensuring constant involvement, we are in a better position to respond to your issues timely and efficiently. Therefore, we plan to meet with your management to:

- Set-up the audit by reviewing the mapping of North Park Isle Community Development District's financial
 information (financial statements and notes) to significant processes and IT systems to ensure that all
 significant account balances, transactions, procedures, and systems are tested as deemed necessary.
- Discuss ongoing changes—specifically new accounting pronouncements and key business transactions in their early stages, enabling us to agree on the resolution of various complex business issues on a timely basis.



Our audit approach is a four stage approach, as depicted in the summary below. Our client acceptance and risk assessment procedures occur during detailed conversations and observations with your team. The results of those procedures allow us to tailor an audit program to your specific risks and needs. We then execute the audit, report the results, and evaluate continuous improvement opportunities for ongoing service and benefit to you.





STAGE 1: CLIENT ACCEPTANCE & PRE-PLANNING

- · Perform client acceptance procedures.
- Collaborate with management to agree to expectations and scope.
- Assign appropriate staff based on client needs and assessed risk.

STAGE 2: RISK ASSESSMENT & AUDIT STRATEGY

- Interview client personnel and others to understand client-specific objectives and risks.
- Assess following aspects of the organization for their impact on the audit plan:
 - environmental and other external risks,
 - management's fraud and IT risk assessment models,
 - entity level controls including:
 - · control environment
 - · risk assessment,
 - · information and communication,
 - and monitoring controls.
 - IT General Computer (ITGC) controls, such as
 - IT Environment
 - Developing and Delivering IT, and
 - . Operating and Monitoring IT.
- · Determine materiality.
- Develop and document our understanding of and/or reliance on:
 - linkage of financial statements to:
 - · significant transactions,
 - processes,
 - · IT systems, and
 - · related controls,
 - existence of/reliance on SOC entities and their reports,
 - internal audit, and
 - specialists (e.g. valuation, pension costs, etc.).
- If elected, test controls including ITGC, through a mix of:
 - inquiry,
 - observation
 - examination, and
 - re-performance.
- · Perform preliminary analytical procedures.
- Finalize risk assessments and develop a final audit strategy.

STAGE 3: AUDIT EXECUTION

- Where possible to test as efficiently as possible:
- develop detailed analytical procedures to use as substantive tests (benefit = reducing tests of details): Examples include:
 - · ratio analysis.
 - regression analysis,
 - trend analysis,
 - · predictive tests, or
 - · reasonableness test.
- utilize Computer-Assisted Audit Techniques (CAATs) (benefit = automation of testing for more coverage and less disruption to the client), and
- perform targeted testing (also known as "coverage" testing) to test large portions of account balances (benefit = more coverage with smaller selections).
- Perform tests of details, including sampling.
- Perform general audit procedures such as tests related to:
 - commitments and contingencies,
 - legal letters,
 - management representations,
 - reviews of Board minutes,
 - related party transactions,
 - debt covenants, and
 - going concern.
- Perform other tests for compliance such as Yellow Book or Single Audit tests.

STAGE 4: REPORT & MONITOR

- Continually monitor throughout the audit providing feedback as agreed during scoping.
- Conclude the audit (i.e. issue opinions and reports).
- Develop and present:
 - reports.
 - required communications,
 - management letter comments, and
 - other audit-related deliverables.
- Perform debriefings to identify opportunities for improvement with our:
 - engagement team, and/or
 - client's team.

APPENDIX A - RFP DOCUMENTS



NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES Hillsborough County, Florida

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for fiscal years beginning at October 1, 2018 and ending September 30, 2021, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide Eight (8) copies of their proposal to Eric Davidson, District Treasurer, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, (813) 397-5120, in an envelope marked on the outside, "Auditing Services North Park Isle Community Development District." Proposals must be received by <u>Friday, September 20, 2019 at 12:00 pm at the local office address noted above.</u> Please direct all questions regarding this Notice to the District Treasurer.

North Park Isle CDD

Nicole Hicks District Manager

Run Date: 08/30/2019



NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS

District Auditing Services for Fiscal Year 2019 - 2021

INSTRUCTIONS TO PROPOSERS

- Section 1. DUE DATE. Sealed proposals must be received no later than <u>Friday</u>, <u>September 20, 2019 at 12:00 p.m.</u> at the offices of District Management Services, Attention: Eric Davidson, District Treasurer, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. Proposals will be publicly opened at that time.
- Section 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances, and regulations.
- Section 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.
- Section 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposer's shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposer's, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.
- Section 5. SUBMISSION OF PROPOSAL. Submit eight (8) copies and one (1) unbound copy of the Proposal Documents and other requested attachments at the time and place indicated herein which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services North Park Isle Community Development District" on the face of it.
- Section 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.
- Section 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

APPENDIX A - RFP DOCUMENTS



Section 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

Section 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

Section 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the proposer shall enter into and execute a Contract (engagement letter) with the District.

Section 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statue or law.

Section 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experiences.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal.

Section 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the proposed specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications, or contract documents.

Section 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

APPENDIX A - RFP DOCUMENTS



AUDITOR SELECTION EVALUTION CRITERIA (PRICE FACTORED IN)

1. Ability of Personnel

(20 points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project, capabilities and experience of key personnel, present ability to manage this project, evaluation of existing work load, proposed staffing levels, etc.)

2. Proposer's Experience

(20 points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, and reputation of respondent; etc.)

3. Timeline

(20 points)

Points will be awarded based upon the proposer's timeline of the completion of the services requested.

4. Ability to Furnish the Required Services

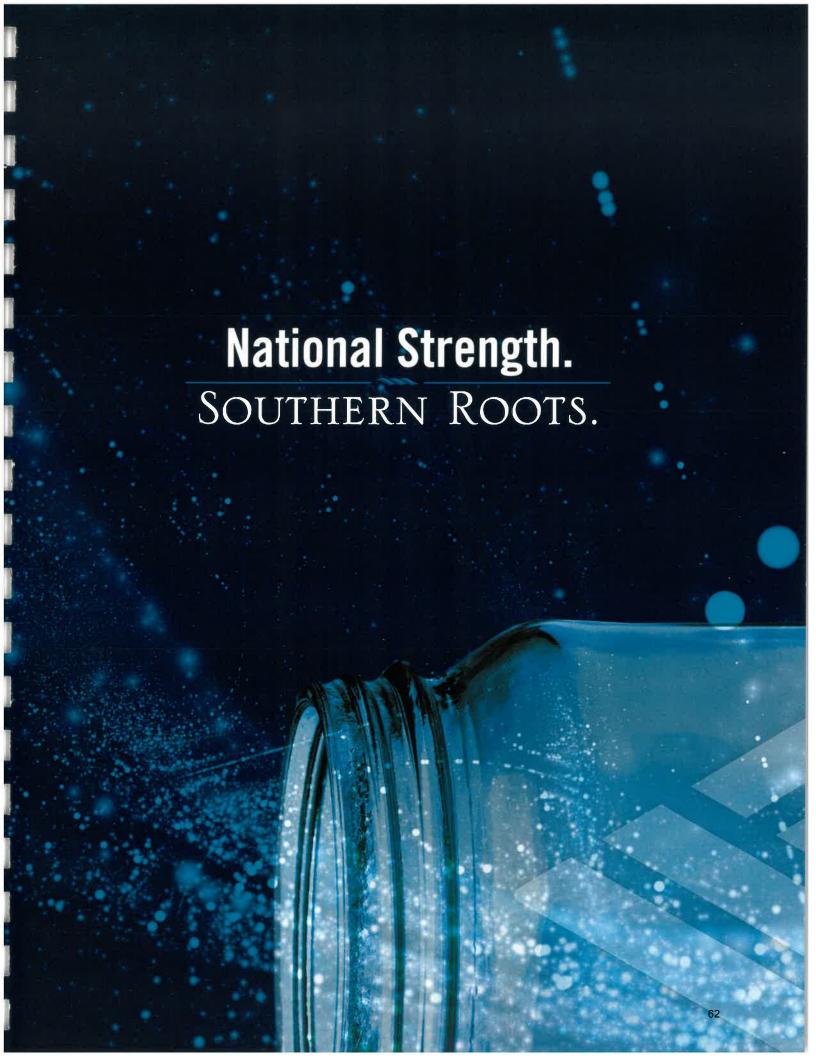
(20 points)

Extent to which the proposal demonstrates the adequacy of the Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g., the existence of any natural disaster plan for business operations).

5. Price

(20 points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.



RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2019 BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2019 BONDS; ADOPTING A FINAL SUPPLEMENTAL 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 (the "2019 Project") as described in the Engineer's Report dated July 25, 2018 (the "Engineer's Report") and attached as Exhibit A;

WHEREAS, the Board of Supervisors of the District (the "Board") issued its \$12,395,000 Special Assessment Revenue Bonds, Series 2019 (the "Series 2019 Bonds") to finance a portion of the 2019 Project through the issuance;

WHEREAS, the District desires to ratify and confirm the execution of all documents, instruments and certificates in connection with the Series 2019 Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the issuance of the Series 2019 Bonds;

WHEREAS, the Series 2019 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 Master Assessment Methodology Report dated August 24, 2018 and adopted Resolution No. 2019-05 (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 2019 Bonds have been established, it is necessary to approve the First Supplemental Assessment Methodology Report, dated June 20, 2019 (the "Supplemental Assessment Report"), and attached hereto as Exhibit B; and

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

- 1. <u>Authority for this resolution</u>. This Resolution is adopted pursuant to Chapters 170 and 190, 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 Engineer's Report is hereby approved and ratified.
- c. The 2019 Project will serve a proper, essential, and valid public purpose.
- d. The 2019 Project will specially benefit the developable acreage located within the District as set forth in the Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2019 Project to be financed with the Series 2019 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
- e. The Series 2019 Bonds will finance the construction and acquisition of a portion of the 2019 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. <u>Assessment Lien for the Series 2019 Bonds</u>. The special assessments for the Series 2019 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
- 5. <u>Severability</u>. 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. <u>Conflicts</u>. 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.

Approved and adopted this 3 rd day of October, 2019.		
Attest: North Park Isle Community Development District		
Printed Name:	Printed Name:	
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors	
Exhibit A –Engineer's Report dated July 25, 20 Exhibit B –First Supplemental Assessment Met		

Effective date. This Resolution shall become effective upon its adoption.

7.

Exhibit "A"

Exhibit "B"

North Park Isle Community Development District

Bond Validation Report of the District Engineer



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 25, 2018

1.0 Introduction

The North Park Isle Community Development District (the "District"), encompasses approximately 360.13 acres of land in City of Plant City, Florida. The District is located within Sections 9, 10, 15, and 16, Township 28 South, Range 22 East, north of Sam Allen Road, east of SR 39.

See Exhibit A for a Vicinity Map and Legal Description of the District.

2.0 Purpose

The City Commission of the City of Plant City adopted Ordinance No. 17-2018 on July 23, 2018 and thereby established 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

The property owner and developer, North Park Isle Development, LLC plans to develop 632 residential units.

4.0 Public Improvements and Community Facilities

Detailed descriptions of the proposed public improvements and community facilities 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 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:

- 1. To provide stormwater quality treatment.
- 2. To protect the development within the District from regulatory-defined rainfall events.



North Park Isle Community Development District

- 3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
- 4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development during regulatory-defined rainfall events.
- 5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
- 6. 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.

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 District and/or community association.

4.3 Sewer and Wastewater Management

The District is located within the City of Plant City Utilities service area which will provide sewer and wastewater management service. The sewer and wastewater management improvements include an 8" gravity sanitary sewer collection system within the road rights of way, as well as pump stations and interconnecting force main. Reclaimed water lines will also be constructed to provide service.

The sanitary sewer and wastewater management systems will be designed in accordance with the City of Plant City Utilities 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 service area which will provide water supply for potable water service and fire protection.

The water supply systems will be designed in accordance with the City of Plant City Utilities 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. The development's internal electrical power system will consist of conduit, underground cable, and street lights. 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 recreation, landscaping, irrigation, and hardscaping improvements.

4.7 Professional Services and Permitting Fees

Pasco County and SWFWMD impose fees for construction permits and plan reviews. 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 Exhibit 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. It is our professional opinion that the improvement plan described herein is feasible and that the estimated infrastructure costs provided herein for the development are fair and reasonable to complete the construction of the Public Improvements and Community Facilities described herein.



North Park Isle Community Development District

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., District Engineer, Florida License No. 47704



North Park Isle Community Development District

Exhibits

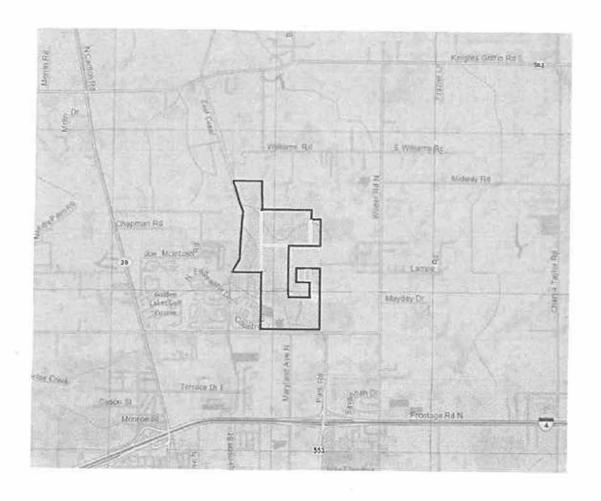
- A Vicinity Map and Legal Description of the District
- B Construction Cost Estimate of Public Improvements and Community Facilities



Exhibit A Vicinity Map and Legal Description of the District



North Park Isle CDD



Description Sketch

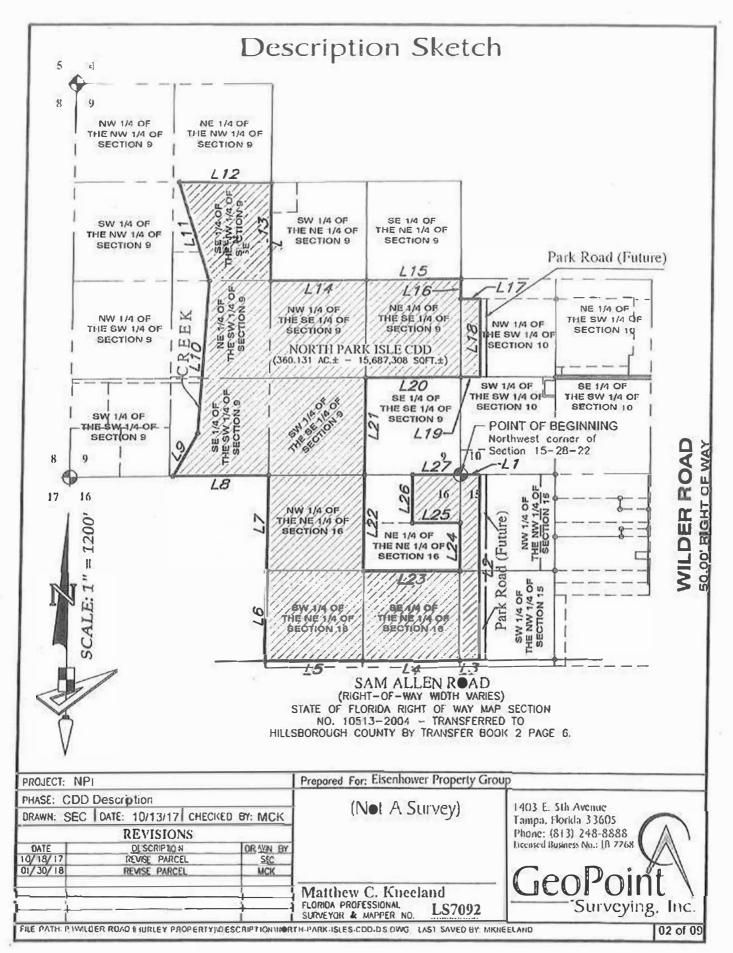
NORTH PARK ISLE CDD

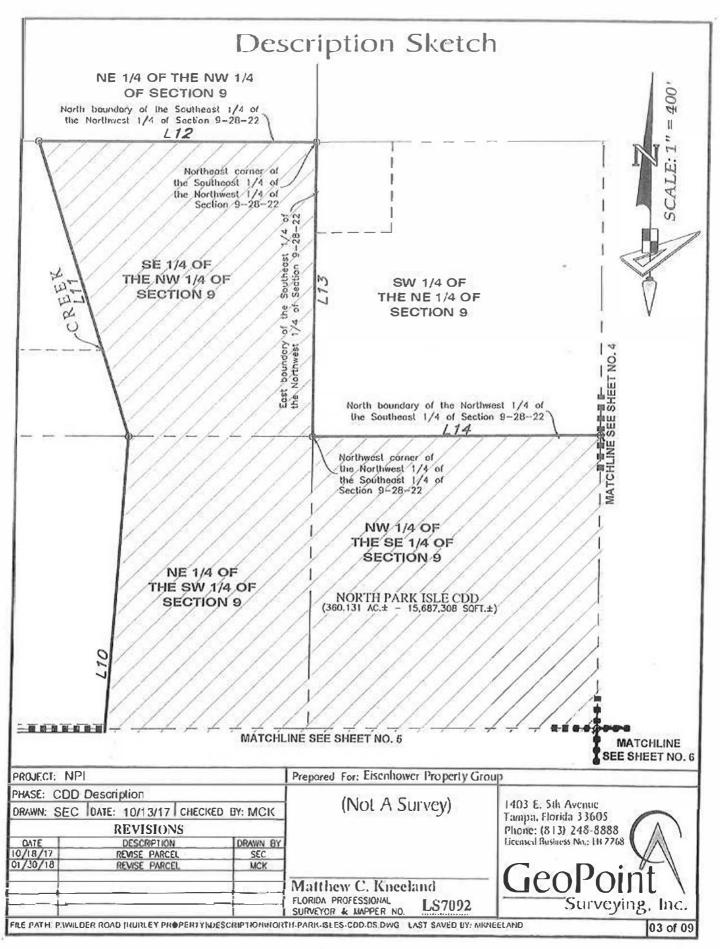
DESCRIPTION: A parcel of land lying in Sections 9, 10, 15 and 16, Township 28 South, Range 22 East, Hillsborough County, Florida, and being more particularly described as follows:

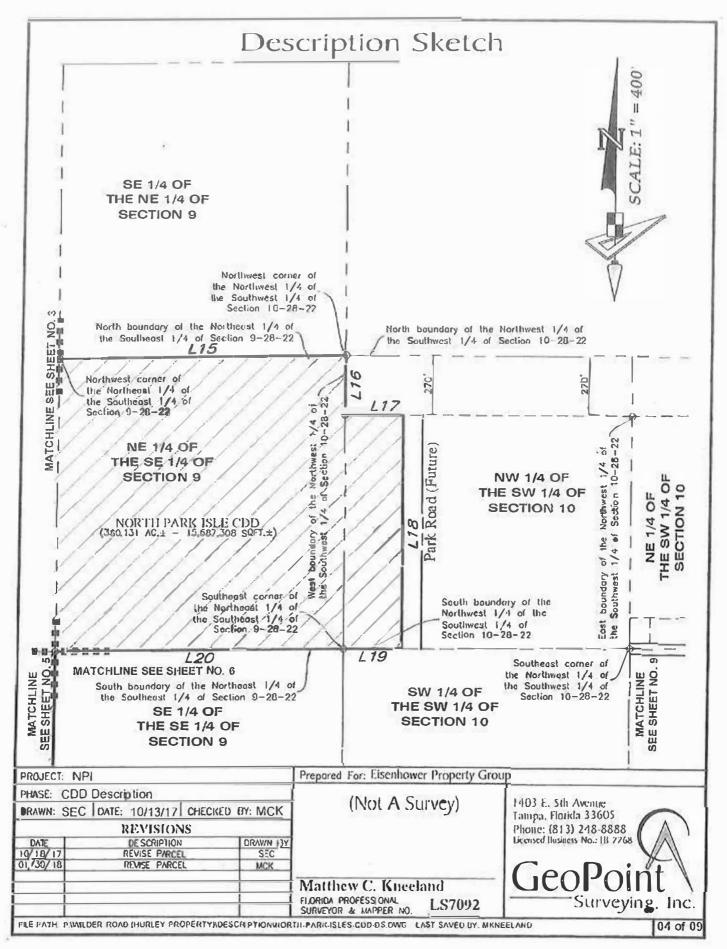
BEGINNING at the Northwest corner of said Section 15, run thence along the North boundary of the Northwest 1/4 of said Section 15, N.89°33'59"E., a distance of 267.56 feel to a point; thence S.00°27'35"E., a distance of 2552.88 feel to a point on the Northerly right of way line of SAM ALLEN ROAD, per 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) S.89°31'24'W., a distance of 270.38 feet; 2) S.89°45'14'W., a distance of 1339.65 (eet; 3) S,89°44'08"W., a distance of 1339.59 (eet to a point on the West boundary of the Southwest 1/4 of the Norfheast 1/4 of Section 16; thence along said West boundary of the Southwest 1/4 of the Northeast 1/4 of Section 16, N.00°20'58"E., a distance of 1229.32 feel 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. N.00°21'07"E., 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, S.89°33'34"W., a distance of 1306.91 feet to a point on the East Canal Creek, thence along the East Canal Creek, the following lhree (3) courses: 1) N.29°27'17"E., a distance of 672.97 feet; 2) N.03°33'57"E., a distance of 2086.15 feet; 3) N.17°54'56"W., a distance of 1408.02 feet to a point on 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, S.89°52'41"E., 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, S.00°11'28"E., 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, N.89°20'42"E., a distance of 1322.03 feet to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the North boundary of said Northeast 1/4 of the Southeast 1/4 of Section 9, N.89°16'0t"E., a distance of 1308.25 feet to the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 10; thence along the West boundary of said Northwest 1/4 of the Southwest 1/4 of Section 10, S.00"28'26"E., a dislance of 270.01 feet, thence along a line lying 270 feet South of and Parallel with the North boundary of said Northwest 1/4 of the Southwest 1/4 of Section 10, N.89°56'25"E., a distance of 267.87 feet to a point; thence S.00°27'35"E., a distance of 1066.88 feet to a point on the South boundary said Northwest 1/4 of the Southwest 1/4 of Section 10; thence along the South boundary of said Northwest 1/4 of the Southwest 1/4 of Section 10, S.89°51'28"W., a distance of 267.57 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of the South Section 9, S.89°21'45"W., a distance of 1313.36 feet to the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 9. thence along the East boundary of said Southwest 1/4 of the Southeast 1/4 of Section 9, S.00°02'32"E., a distance of 1330.60 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 16, thence along the East boundary of said Northeast 1/4 of the Northeast 1/4 of Section 16, S.00°02'23"E., a distance of 1319 88 feet to the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 16; thence along the North boundary of said Southeast 1/4 of the Northeast 1/4 of Section 16, N.89*42'13"E., a distance of 1331.11 feet to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 16; thence along the East boundary of said Northeast 1/4 of the Northeast 1/4 of Section 16, N.00°22'47"W., a distance of 660.35 feet to the Southeast corner of the East 1/2 of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 16: thence along the South boundary of said East 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 16, S-89°39'46"W., a distance of 663,60 feet to the Southwest corner of the East 1/2 of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 16; thence along the West boundary of said East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 16, N.00°13'09"W., a distance of 660.62 feel to the Northwest corner of said East 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 16, Thence along the North boundary of said East 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 16, N.89*38'58"E., a distance of 661.53 feet to the POINT OF BEGINNING.

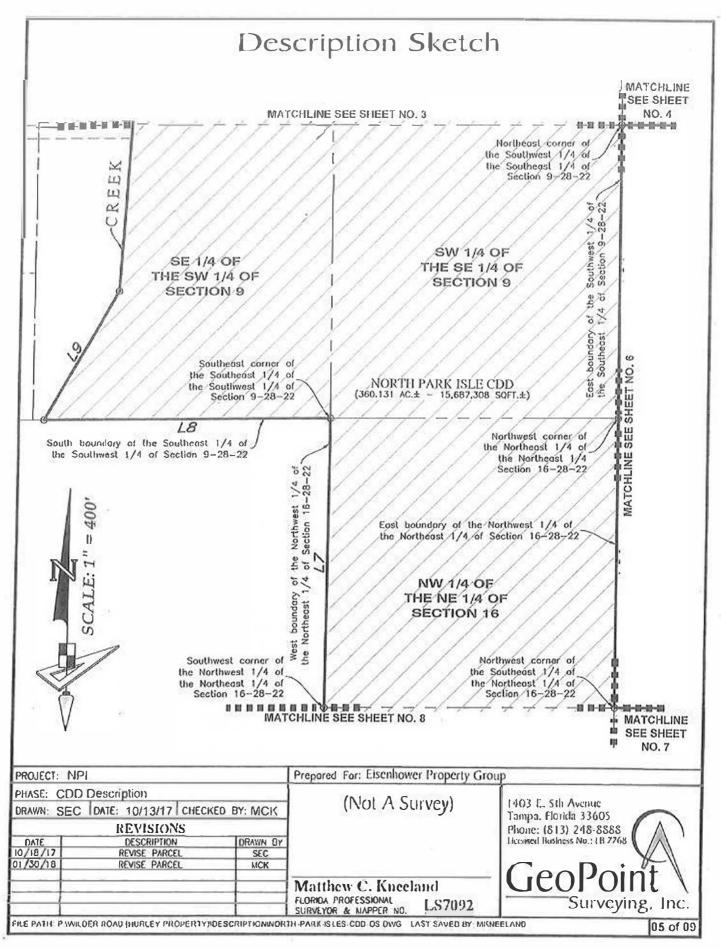
Containing 360,131 acres, more or less.

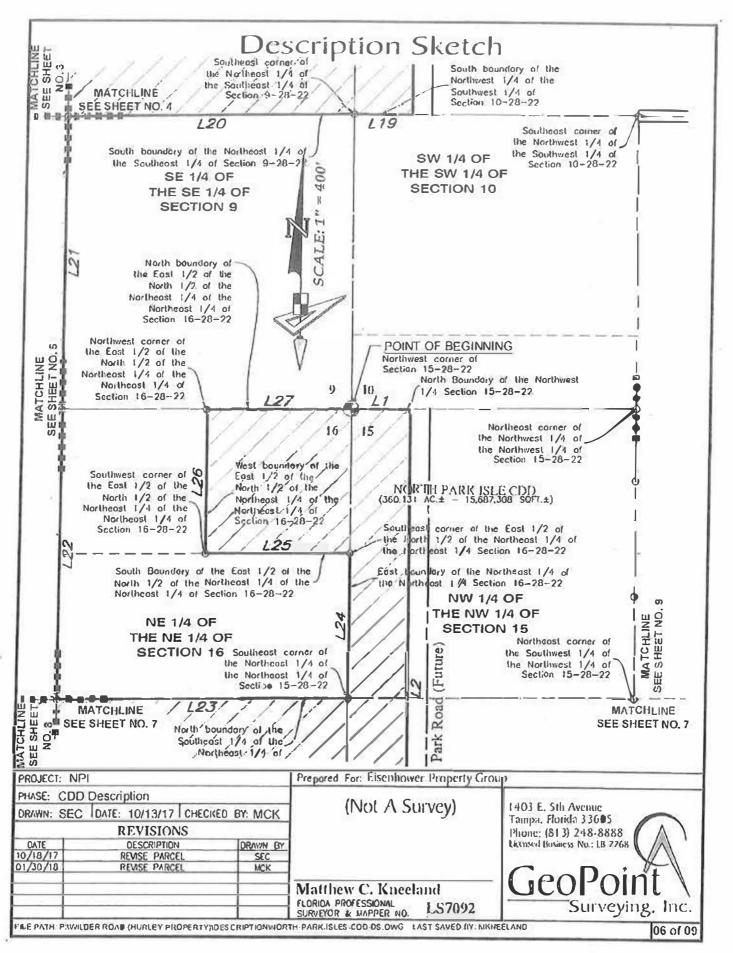
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PHASE: CDD	Description		(NLOPOOROOPPEON)	1403 E. 5th Avenue
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	REVISIONS		1 / Salakon 56 h 19/2 /	Phone: (813) 248-8888
DATE	DESCRIPTION	ORAWN BY	1/1: 3/2/ 1202 /02/00 2//	Licensed Business No.: LB 7768
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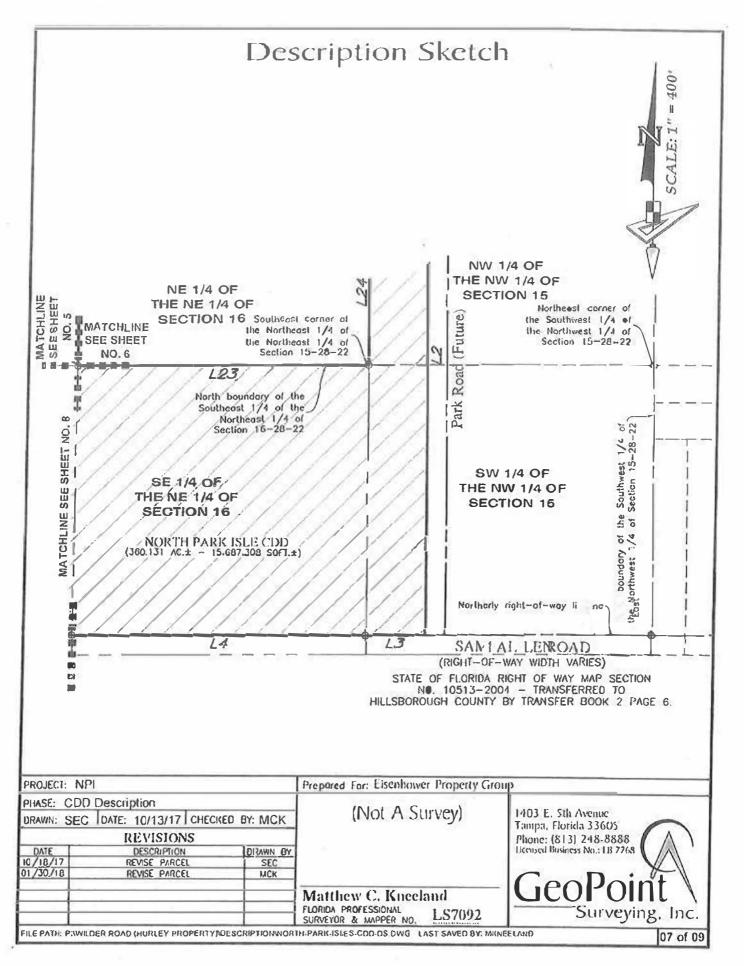




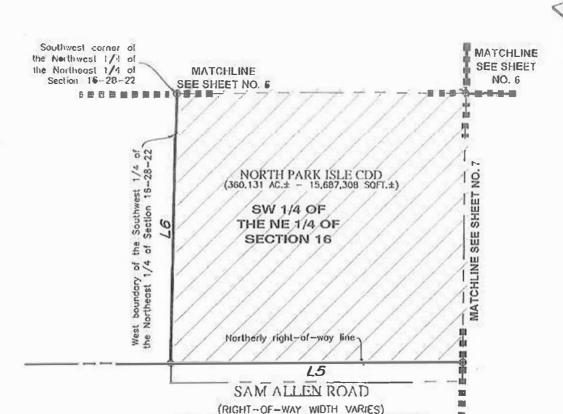








Description Sketch



Prepared For: Eisenhower Property Group PROJECT: NPI PHASE: CDD Description (Not A Survey) 1403 E. 5th Avenue DRAWN: SEC DATE: 10/13/17 CHECKED BY: MCK Yampa, Florida 3360S Phone: (813) 248-8888 Ucensed Business No.: 18 7768 REVISIONS OATE 10/18/17 01/30/18 DESCRIPTION O PAVIN BY SEC REVISE PARCEL REVISE PARCEL Matthew C. Kneeland FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO Surveying, Inc. 1.87092 FRE PATH, P WILDER ROAD HIURLEY PROPERTY) IDESCRIPTIONNORTH PARK ISLES COD DS. DVG LAST SAVED BY MKNEELAND 08 of 09

STATE OF FLORIDA RIGHT OF WAY MAP SECTION
NO. 10513-2004 - TRANSFERRED TO
HILLSBOROUGH COUNTY BY TRANSFER BOOK 2 PAGE 6.

Description Sketch

LINE DATA TABLE							
NO.	BEARING	LENGTH					
LI	N 89'33'59" E	267.56					
L2	S 00'27'35" E	2552.88					
L3	S 89'31'24" W	270.38'					
L4	S 89'45'14" W	1339.65					
L5	S 89'44'08" W	1339.59					
L6	N 00'20'58" E	1229.32					
L7	N 00'21'07" E	1319.16					
LA	S 89'33'34" W	1306.91					
L9	N 29°27'17" E	672.97					
LIO	N 03'33'57" E	2086. 5'					
LH	N 17'54'56" W	1408.02					
L12	S 89'52'41" E	1268.95					
LI3	S 00'11'28" E	1336.08					
L14	N 89°20'42" E	1322.03					
L15	N 89'16'01" E	1308.25					
LI6	S 00'28'26" E	270.01'					
L17	N 89'56'25" E	267.84					
L18	S 00°27'35" E	1066.88					

NO,	BEARING	LENGTH
L19	S 89'51'28" W	267.57
L20	S 89'21'45" W	1313.36
L21	S 00'02'32" E	1330.60
L22	S 00'02'23" E	1319.88
L23	N 89'42'13" E	1331.11
L21	N 00'22'47" W	660.35
L25	\$ 89'39'46" W	663.60
L26	N 00'13'09" W	660.62°
L27	N 89'38'58" E	661.53

PROJECT: I	NPI		Prepared For: Elsenhower Property Gre	oup	
PHASE: CDD Description			(Not A Currey)	1403 E. Sili Avenie	
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	REVISION	S		Phone: (813) 248-8888	1
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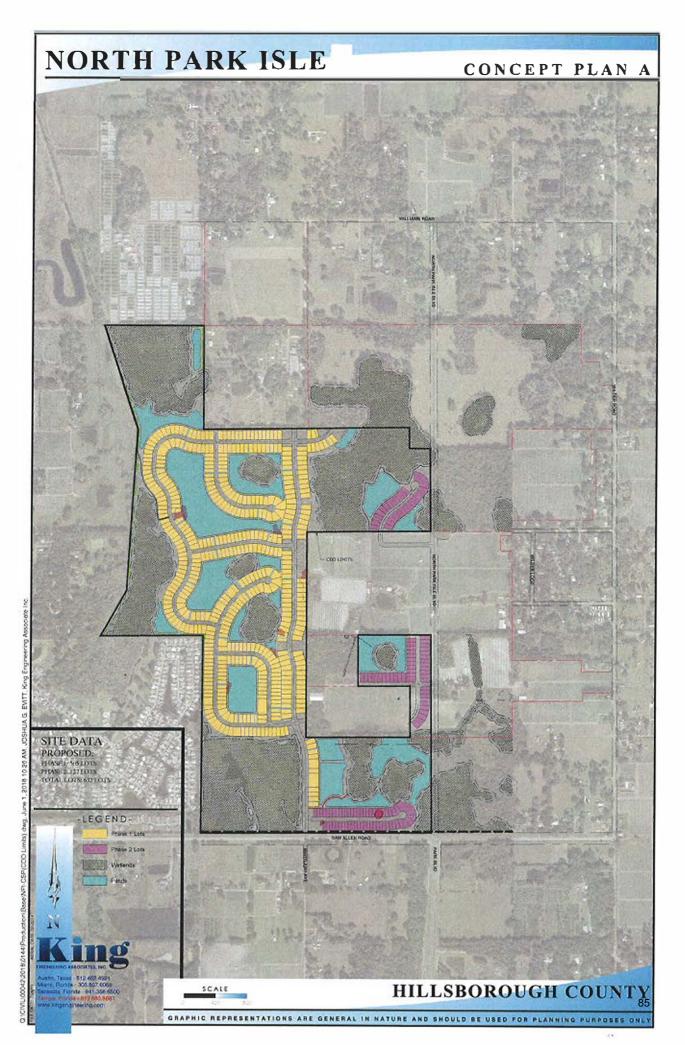


Exhibit B Construction Cost Estimate of Public Improvements and Community Facilities



North Park Isle Community Development District Proposed Infrastructure Costs and Timeline

Description	District Estimated Cost			
Stormwater Management	\$	4,590,822		
Utilities	\$	4,021,826		
Roads	\$	3,594,503		
Landscape Improvements	\$	1,663,033		
Amenities	\$	2,973,999		
Off-Site Improvements	\$	2,115,817		
TOTAL	\$	18,960,000		

Phase I 2019 Phase II 2020

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

FIRST SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

SERIES 2019 BONDS



Report Date:

June 20, 2019

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I. INTRODUCTION

This First Supplemental Assessment Methodology Report (the "First Supplemental Report") serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the "Master Report") dated August 24, 2018 specifically to support the issuance of the Series 2019 Bonds which will fund a portion of the Assessment Area One 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.
- "Phase 1" Identified within the Engineer's Report and relates to costs for the first phase of development that are specific ("Unique") to Phase 1 and details common cost within the CIP that benefit all developable private properties in the District. Phase 1 consists of approximate 270.7 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, 360 gross acres with the Development Plan for 632 Units.
- "Engineer's Report" Engineer's Report for North Park Isle Community Development District, dated June 3rd, 2019.
- "Equivalent Assessment Unit" (EAU) A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.
- "Master Report" The Master Assessment Methodology Report, dated August 24th, 2018 as provided to support benefit and maximum assessments on private developable property within 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 First Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to the 2019 project;
- B. Refine the benefits, as initially defined in the 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 2019 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 2019 Project allocable to Assessable Property within the District. It is the District's 2019 Project that will create the public infrastructure which enables the assessable properties in Phase 1 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 under taken within the current legal development standards. This First Supplemental Report applies the methodology within the Master Report to assign assessments to assessable properties with the District as a result of the benefit received from the 2019 Project and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2019 (the "Bonds") to finance the construction and/or acquisition of a portion of the 2019 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 First 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 360.131 +/- 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 Phase I 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 2019 Project. The CIP includes off-site improvements. storm water, utilities (water and sewer), roadways, landscape and hardscape. The cost of the 2019 Project is estimated to be \$18,190,823, \$10,269,625 of which will be funded by issuance of Series 2019 bonds as generally described within Tables 2 and 3 of this First Supplemental Report with further detail 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 2019 Project contains a "system of improvements" for Phase 1 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 Phase 1 of the Development as a result of the 2019 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. The Developer may choose to pay down all or a portion of the assessments on an individual lot basis, thereby reducing the annual debt service assessment associated with the Bonds, applicable to the lots paid down (see Table 5).

VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development plan for Phase 1. 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 One 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 2019 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.

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 491 lots associated with the 2019 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 2019 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 637.75 EAUs.

IX. FINANCING INFORMATION

The District will finance a portion of the 2019 Project through the issuance of Bonds secured ultimately by benefiting properties within Phase 1 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 1	PER UNIT EAU (2)	TOTAL
Single Family	40		1.00	-
Single Family	50	395	1.25	395
Single Family	60	96	1.50	96
TOTAL		491		491

⁽¹⁾ EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.

TABLE 2

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT 2019 PROJECT

DESCRIPTION		PHASE 1	TOT	AL PROJECT COSTS
Water Management & Control		7,326,530		7,326,530
Roads		1,972,937		1,972,937
Water Supply		1,427,184		1,427,184
Sewer & Wastewater Management		3,656,652		3,656,652
Environmental Mitigation		222,000		222,000
Electrical Power		100,000		100,000
Amenities/Landscape/Hardscape		2,750,000		2,750,000
Professional Services/Permit/Capacity Fees		735,520		735,520
TOTAL	\$	18,190,823	\$	18,190,823
	Funded by Se	ries 2019 Bonds	\$	10,269,625
	Funded by	Provate Sources	\$	7,921,198



⁽²⁾ Any development plan changes will require recalculations pursuant to the true-up provisions within this report.

TABLE 3

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS

FINANCING INFORMATION - SERIES 2019	LONG TERM BONDS
Coupon Rate	4.63%
Term (Years)	30
Principal Amortization Installments	30
ISSUE SIZE	\$12,395,000
Construction Fund	\$10,269,625
Project Fund Deposits	\$400,000
Capitalized Interest (Months) ⁽¹⁾ 10	\$468,950
Debt Service Reserve Fund 100.0%	\$765,275
Cost of Issuance	\$432,925
Original Issue Discount	\$58,224
ANNUAL ASSESSMENT	
Annual Debt Service (Principal plus Interest)	\$765,300
Collection Costs and Discounts @ 6.0%	\$48,849
TOTAL ANNUAL ASSESSMENT	\$814,149



TABLE 4

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS

	ALLOCATION METHODOLOGY - SERIES 2019 LONG TERM BONDS (1)									
					PRODUC	СТ ТҮРЕ	PER I	UNIT		
DDODLICT	PER UNIT	TOTAL	% OF	LINUTO	TOTAL	ANNUAL	TOTAL	ANNUAL		
PRODUCT	EAU	EAUs	EAUs	UNITS	PRINCIPAL	ASSMT. (2)	PRINCIPAL	ASSMT. (2)		
					_					
Single Family 50'	1.25	493.75	77.4%	395	\$9,596,286	\$630,319	\$24,294	\$1,596		
Single Family 60'	1.50	144.00	22.6%	96	\$2,798,714	\$183,830	\$29,153	\$1,915		
TOTAL		637.75	100.0%	491	12,395,000	814,149				

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 10 month Capitalized Interest Period.

Table 5

ANTICIPATED CONTRIBUTION SCHEDULE AND REMAINING ANNUAL ASSESSMENT (1)									
PHASE	PRODUCT TYPE	PRODUCT COUNT	PRINCIPAL CONTRIBUTION PER UNIT	TOTAL CONTRIBUTION	REMAINING TOTAL ASSESSMENT	NET PAR PER UNIT			
Single Family 50'	50'	395	\$2,025	\$799,690	\$8,796,595	\$22,270			
Single Family 60'	60'	96	\$2,429	\$233,226	\$2,565,488	\$26,724			
		491		1,032,917	11,362,083				

 $^{^{(1)}}$ There is an anticipated contribution to the lots associated with Phase 1. The Bonds will be reamortized upon paydown.



⁽²⁾ Includes principal, interest and collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$12,395,000.00 payable in 30 annual installments of principal of \$3,007.57 per gross acre. The maximum par debt is \$45,788.70 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 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.

<u>94</u>	(30 Installments)	
<u>94</u>	(30 Installments)	
270.70		
\$45,788.70		
\$3,007.57	(30 Installments)	
	PER PARCEL AS	SSESSMENTS
Gross Unplatted	Total	Total
Assessable Acres	PAR Debt	Annual
270.70	\$12,395,000.00	\$814,148.94
270.70	\$12,395,000.00	\$814,148.94
	\$45,788.70 \$3,007.57 Gross Unplatted Assessable Acres 270.70	\$45,788.70 \$3,007.57 (30 Installments) PER PARCEL AS Total PAR Debt 270.70 \$12,395,000.00



NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

August 22, 2019 Minutes of the Audit Committee Meeting, Public Hearing & Regular Meeting

Minutes of the Audit Committee Meeting, Public Hearing & Regular Meeting

The Audit Committee Meeting, Public Hearing & Regular Meeting of the Board of Supervisors for the North Park Isle Community Development District was held on **Tuesday**, **August 22**, **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

Debby Nussel called the Audit Committee Meeting, Public Hearing & Regular Meeting of the Board of Supervisors of the North Park Isle Community Development District to order on Tuesday, August 22, 2019 at 3:06 p.m.

Board Members Present and Constituting a Quorum:

19	Jeff Hills	Chair
20	Nick Dister	Supervisor
21	Steve Luce	Supervisor

23 Staff Members Present:

24 Brian Lamb Meritus25 Debby Nussel Meritus

26 Vivek Babbar 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. RECESS TO PUBLIC HEARING

Mrs. Nussel directed the Board to recess to the public hearing.

4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET

A. Open Public Hearing on Proposed Fiscal Year 2020 Budget

44	_	_	
45	MOTION TO:	Open the public hearing.	
46	MADE BY:	Supervisor Luce	
47	SECONDED BY:	Supervisor Dister	
48	DISCUSSION:	None further	
49	RESULT:	Called to Vote: Motion PASSED	
50		3/0 - Motion passed unanimously	

B. Staff Presentations

Mrs. Nussel went over each section of the budget with the Board.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2019-08; Adopting Fiscal Year 2020 Budget

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-08.		
MADE BY:	Supervisor Luce		
SECONDED BY:	Supervisor Dister		
DISCUSSION:	None further		
RESULT:	Called to Vote: Motion PASSED		
	3/0 - Motion passed unanimously		

E. Consideration of Budget Funding Agreement 2019-2020

The Board reviewed the Budget Funding Agreement.

MOTION TO:	Approve the Budget Funding Agreement with Chair	
	approval.	
MADE BY:	Supervisor Luce	
SECONDED BY:	Supervisor Dister	
DISCUSSION:	None further	
RESULT:	Called to Vote: Motion PASSED	
	3/0 - Motion passed unanimously	

84 F. Close Public Hearing on Proposed Fiscal Year 2020 Budget 85 MOTION TO: Close the public hearing. 86 87 MADE BY: Supervisor Luce 88 SECONDED BY: Supervisor Dister 89 DISCUSSION: None further 90 RESULT: Called to Vote: Motion PASSED 91 3/0 - Motion passed unanimously 92 93 94 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS 95 A. Open Public Hearing on Levying O&M Assessments 96 97 MOTION TO: Open the public hearing. 98 MADE BY: Supervisor Luce 99 SECONDED BY: Supervisor Dister 100 DISCUSSION: None further 101 RESULT: Called to Vote: Motion PASSED 102 3/0 - Motion passed unanimously 103 104 **B. Staff Presentations** 105 106 Mrs. Nussel went over the proposed assessments. 107 108 C. Public Comments 109 110 There were no public comments. 111 112 D. Consideration of Resolution 2019-09; Levying O&M Assessments 113 114 Mrs. Nussel went over the resolution with the Board. 115 MOTION TO: 116 Approve Resolution 2019-09. 117 MADE BY: Supervisor Luce 118 SECONDED BY: Supervisor Dister 119 DISCUSSION: None further 120 RESULT: Called to Vote: Motion PASSED 121 3/0 - Motion passed unanimously

124	E. Close Public Hearing on L	Levying O&M Assessments
125	MOTION TO	Cl. 4 11:1 :
126	MOTION TO:	Close the public hearing.
127	MADE BY:	Supervisor Luce
128	SECONDED BY:	Supervisor Dister
129	DISCUSSION:	None further
130	RESULT:	Called to Vote: Motion PASSED
131		3/0 - Motion passed unanimously
132		
133		
134	6. RECESS TO AUDIT COMM	ITTEE MEETING
135		
136	Mrs. Nussel directed the Board to r	recess to the Audit Committee meeting.
137		
138		
139	7. AUDIT COMMITTEE MEET	TING
140	A. Call to Order	
141	M N I II II A I'd	
142	Mrs. Nussel called the Audit Comm	mittee meeting to order.
143	D. Annoint Chairman	
144 145	B. Appoint Chairman	
145	The Committee appointed Nicole H	licks as Chair
147	The Committee appointed Nicole 1	neks as chair.
148	C. Selection of Criteria fo	or Evaluation of Proposals
149		- January Control of the Control of
150	The Committee will have the evalu	ation criteria as part of the selection process.
151		
152	D. Determine Date, Time.	, and Location, RFP Required
153	i. Cons	sider Notice of Request for Proposals for Audit Services
154		
155	The Committee would like to revie	w the audit proposals on October 3, 2019 at 2:00 p.m.
156		
157	E. Consider Sending RFP	
158	F. Determine Date of Nex	t Committee Meeting
159	The next Andit Committee meeting	a will be October 2, 2010 at 2,00 m m
160 161	The next Audit Committee meeting	g will be October 3, 2019 at 2:00 p.m.
162		
163	8. RETURN TO REGULAR ME	ETING
164	o. Reform to Regular ME	222110
165	Mrs. Nussel directed the Board to r	return to the regular meeting.
166		
167		

169 9. VENDOR/STAFF REPORTS 170 A. District Counsel **B.** District Engineer 171 172 C. District Manager 173 174 There were no staff reports at this time. 175 176 177 10. BUSINESS ITEMS 178 A. Consideration of Resolution 2019-10; Setting Fiscal Year 2020 Meeting Schedule 179 180 The Board reviewed the resolution and meeting schedule. 181 182 MOTION TO: Approve Resolution 2019-10. 183 MADE BY: Supervisor Luce 184 SECONDED BY: Supervisor Dister 185 DISCUSSION: None further Called to Vote: Motion PASSED 186 RESULT: 187 3/0 - Motion Passed Unanimously 188 189 B. Consideration of Resolution 2019-11; Boundary Amendment 190 191 Mr. Babbar reviewed the resolution with the Board. 192 193 MOTION TO: Approve Resolution 2019-11. 194 MADE BY: Supervisor Dister 195 SECONDED BY: Supervisor Luce 196 DISCUSSION: None further 197 RESULT: Called to Vote: Motion PASSED 198 3/0 - Motion Passed Unanimously 199 200 C. General Matters of the District 201 202 203 11. CONSENT AGENDA 204 A. Consideration of Board of Supervisors Meeting Minutes June 6, 2019 205 B. Consideration of Operations and Maintenance Expenditures May 2019 C. Consideration of Operations and Maintenance Expenditures June 2019 206 207 D. Consideration of Operations and Maintenance Expenditures July 2019 208 E. Review of Financial Statements July 31, 2019 209 210

The Board reviewed the Consent Agenda items.

212		MOTION TO:	Approve the Consent Agenda.		
213		MADE BY:	Supervisor Luce		
214		SECONDED BY:	Supervisor Dister		
215		DISCUSSION:	None further		
216		RESULT:	Called to Vote: Motion PASSED		
217			3/0 - Motion Passed Unanimously		
218	•				
219					
220	12. SUPERV	ISOR REQUESTS			
221					
222	There were no	supervisor requests a	t this time.		
223					
224	42 44040	ICE OUECETONG AN	UD COLOUTENES		
225	13. AUDIENCE QUESTIONS AND COMMENTS				
226	The second secon				
227 228	There were no public comments.				
229					
230	14. ADJOUI	RNMENT			
231	111 1120001				
232		MOTION TO:	Adjourn.		
233		MADE BY:			
234		SECONDED BY:			
235		DISCUSSION:	None further		
236		RESULT:	Called to Vote: Motion PASSED		
237			3/0 - Motion Passed Unanimously		

*Please note the entire meeting is	available on disc.
*These minutes were done in summ	nary format.
considered at the meeting is advis	eal any decision made by the Board with respect to any n sed that person may need to ensure that a verbatim reco g the testimony and evidence upon which such appeal is
Meeting minutes were approved a noticed meeting held on	at a meeting by vote of the Board of Supervisors at a pu
Signature	Signature
Printed Name	Printed Name
Title: Secretary Assistant Secretary	Title: □ Chairman □ Vice Chairman
	Recorded by Records Administrator
	Signature
	Date
Official District Seal	

of

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

	Invoice/Account		Vendor	
Vendor	Number	Amount	Total	Comments/Description
Monthly Contract				
Meritus Districts	9219	\$ 1,000.00		Management Services - August
Monthly Contract Sub-Total	3113	\$ 1,000.00		- The state of the
		, ,		
Variable Contract				
Straley Robin Vericker	17329	\$ 107.10		Professional Services - thru 07/15/2019
Variable Contract Sub-Total		\$ 107.10		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Tampa Bay Times	800598 072619	\$ 1,156.00		Notice of 2019/2020 Budget - 07/26/2019
Tampa Bay Times	2175 080219	350.56	\$ 1,506.56	Notice of 2019/2020 Budget - 08/02/2019
Additional Services Sub-Total		\$ 1,506.56		
TOTAL	L:	\$ 2,613.66		

Approved (with any necessary revisions noted):

Signature Printed Name

Title (check one):

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

	Invoice/Account		Vendor	
Vendor	Number	Amount	Total	Comments/Description

^[] Chairman [] Vice Chairman [] Assistant Secretary

Meritus Districts

2005 Pan Am Circle Suite 300

Tampa, FL 33607

Fax:

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

Invoice Number: 9219

Invoice Date: Aug 1, 2019

Page:

1

Bill To:	Ship to:	
North Park Isle CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607		
Customer ID	Customar PO	Daymant Tarms

Customer ID	Customer PO	Payment Terms		
North Park Isle CDD		Net Due		
	Shipping Method	Ship Date	Due Date	
	Best Way		8/1/19	

Quantity	Item	Description	Unit Price	Amount
		District Management Services - August		1,000.00
ē.		R		

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

July 30, 2019

Meritus Districts

Client: 001509

2005 Pan Am Circle, Suite 300

Matter: 000001 Invoice #: 17329

Tampa, FL 33607

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2019

5/4023107

SERVICES

Date	Person	Description of Services	Hours	5
------	--------	-------------------------	-------	---

7/11/2019 LB PREPARE DRAFT SUPPLEMENTAL ASSESSMENT 0.4

RESOLUTION.

Total Professional Services 0.4 \$60.00

PERSON RECAP

Person Hours Amount

LB Lynn Butler 0.4 \$60.00

DISBURSEMENTS

Date Description of Disbursements Amount

7/1/2019 XPRESS DELIVERIES, LLC- Courier Service- \$27.75

7/15/2019 Photocopies (129 @ \$0.15) \$19.35

Total Disbursements \$47.10

July 30, 2019

Client: Matter:

Page:

001509 000001 17329

Invoice #:

2

\$60.00

Total Disbursements

Total Services

\$47.10

Total Current Charges

\$107.10

PAY THIS AMOUNT

\$107.10

Please Include Invoice Number on all Correspondence



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FRI 7:30-5:30
CUSTOMER SERVICE HOURS
M-F 8:00 - 5:00

ADVERTISING INVOICE

Advertising Run Dates	Advertiser/Client Name
07/26/19 - 07/26/19	NORTH PARK ISLE
Billing Date	Customer Account
07/26/19	185626
Total Amount Due	Ad Number
\$1,156.00	800598
\$1,150.00	800398

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Class Description PO Number		Insertions	Size	Net Amount
07/26/19	07/26/19	800598	2019/2020 Budget		1	48IN	724.00
07/26/19	07/26/19	800598	2019/2020 Budget		1	48IN	432.00

4801 MD



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ADVERTISING INVOICE

Thank you for your business

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

Advertising Run Dates	Advertiser/Client Name			
07/26/19 - 07/26/19	NORTH PARK ISLE			
Billing Date	Sales Rep	Customer Account		
07/26/19	Deirdre Almeida	185626		
Total Amount Due	Customer Type	Ad Number		
\$1,156.00	AO	800598		

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

JUL 31 2019

TAMPA BAY TIMES
DEPT 3396
P.O. BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times Published Daily

STATE OF FLORIDA } ss COUNTY OF Hillsborough County

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is Legal Clerk 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: 2019/2020 Budget was published in Tampa Bay Times: 7/26/19. in said newspaper in the issues of Tampa Tribune City, Tampa Tribune Southeast

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 of Attiant

Sworn to and subscribed before me this 07/26/2019.

Signature of Notary Public

Personally known

or produced identification

Type of identification produced



NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN TO ALL LANDOWNERS WITHIN NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"), ADVISING OF A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the North Park Isle Community Development District will hold two public hearings and a regular meeting on **August 22, 2019 at 2:00 p.m.** at the offices of Meritus Corp., 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2019/2020 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2019/2020 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of

the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Ph. (813) 397-5120 during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website www.northparkislecdd.com at least two days before the budget hearing date, and shall remain on the District's website for at least 45 days.

The special assessments are annually recurring assessments and are in addition to debt assessments, if any. The table below presents the proposed schedule of operation and maintenance assessments ("O&M Assessment"). Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2019/2020 O&M ASSESSMENT SCHEDULE

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment
Button Park Indian		PHASES :	&2	DEN ENDON	
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

Notations:

549

Annual O&M Assessment (in addition to the Debt Service Assessment) will appear on November 2019 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owners are eligible for a discount of up to 4% if paid early.

The Hillsborough County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect the assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

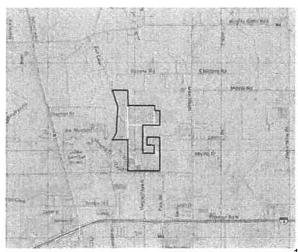
In accordance with the provisions of the Americans With Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings

or meeting is advised that person will need a record of 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 such appeal is to be based.

Nicole Hicks District Manager

North Park Isle CDD



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

Tampa Bay Times

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			
08/ 2/19	NORTH PARK	NORTH PARK ISLE			
Billing Date	Sale	s Rep	Customer Account		
08/02/2019	User Un	User Unassigned 185626			
Total Amount Due		TOA	Ad Number		
\$350.56		Vn	0000002175		

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/02/19	08/02/19	0000002175	Daily Newspaper	Legals - CLS	2020 Budget	1	2x49 L	\$346.56
08/02/19	08/02/19	0000002175	Online Upsell	Legals - CLS	2020 Budget AffidavitMaterial	1	2x49 L	\$0.00 \$4.00
						200	Rece AUG 1	2 2019
					1801 1801			

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.

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

Advertising Run Dates		Advertiser Name		
08/ 2/19	NORTH PARK IS	LE		
Billing Date	Sales R	ер	Customer Account	
08/02/2019	User Unass	igned	185626	
Total Amount	Due		Ad Number	
\$350.56		000002175		

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STATE OF FLORIDA} ss COUNTY OF Hillsborough County

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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 nor 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 of Affiant

Sworn to and subscribed before me this 08/02/19.

Signature of Notary of Public

Personally known or produced

identification

Type of identification produced



NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the North Park Isle Community Development District (the "District") will hold a public hearing and a regular meeting on August 22, 2019 at 2:00 p.m. at the offices of Meritus Corp., 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2019/2020.

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budgets may be obtained at the offices of the District Manager, Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website www.northparkislecdd.com at least two days before the budget hearing date, and shall remain on the District's website for at least 45 days.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

In accordance with the provisions of the Americans With Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Nicole Hicks District Manager

Run Date: August 2, 2019

0000002175

North Park Isle Community Development District

Financial Statements (Unaudited)

Period Ending August 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 8/31/2019 (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	133	0	0	0	0	133
Revenue Series 2019 #9000	0	843	0	0	0	843
Interest Series 2019 #9001	0	468,950	0	0	0	468,950
Reserve Series 2019 #9003	0	765,275	0	0	0	765,275
Acq & Const Series 2019 #9005	0	0	9,713,844	0	0	9,713,844
General Series 2019 #9006	0	0	400,724	0	0	400,724
Costs of Issuance Series 2019 #9007	0	0	379	0	0	379
Prepaid General Liability Insurance	229	0	0	0	0	229
Prepaid Public Officials Insurance	188	0	0	0	0	188
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	549	1,235,068	10,114,948	574,725	12,395,000	24,320,290
Liabilities						
Accounts Payable	3,511	0	0	0	0	3,511
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	3,511	0	0	0	12,395,000	12,398,511
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	2,228	18,311	0	0	20,539
Debt Proceeds	0	1,234,225	10,854,650	0	0	12,088,876
Other	8,436	(5,675)	(753,725)	0	0	(750,964)
Total Fund Equity & Other Capital Contribution	(2,962)	1,230,779	10,119,237	574,725	0	11,921,778
Total Liabilities & Fund Equity	549	1,230,779	10,119,237	574,725	12,395,000	24,320,290

North Park Isle

Statement of Revenues & Expenditures 001 - General Fund From 10/1/2018 Through 8/31/2019 (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	33,697	(38,478)	(53)%
Total Revenues	72,175	33,697	(38,478)	(53)%
Expenditures				
Financial & Administrative				
District Manager	32,000	11,000	21,000	66 %
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	2,063	438	18 %
Legal Advertising	3,500	1,763	1,737	50 %
Bank Fees	300	158	142	47 %
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	2,570	2,430	49 %
Other Physical Environment				
General, Property & Casualty Insurance	6,000	2,521	3,479	58 %
Total Expenditures	72,175	25,261	46,914	66 %
Excess of Revenue Over (Under) Expenditures	0	8,436	8,436	0 %

Date: 9/17/19 01:22:01 PM

North Park Isle

Statement of Revenues & Expenditures 200 - Debt Service Series 2019 From 10/1/2018 Through 8/31/2019 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,228	2,228	0 %
Total Revenues	0	2,228	2,228	0 %
Expenditures				
Financial & Administrative				
Trustee Fees	0	5,675	(5,675)	0 %
Total Expenditures	0	5,675	(5,675)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	5,675	5,675	0 %
Debt Proceeds				
Bond Proceeds	0	1,234,225	1,234,225	0 %
Interfund Transfer				
Interfund Transfer	0	(1,386)	(1,386)	0 %
Total Other Financing Sources	0	1,238,515	1,238,515	0%
Excess of Revenue Over (Under) Expenditures	0	1,235,068	1,235,068	0 %

Page: 2

North Park Isle

Statement of Revenues & Expenditures 300 - Capital Projects Series 2019 From 10/1/2018 Through 8/31/2019 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	18,311	18,311	0 %
Total Revenues	0	18,311	18,311	0 %
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	0_	753,725	(753,725)	0%
Other Financing Sources Interfund Transfer				
Interfund Transfer	0	1,386	1,386	0 %
Debt Proceeds	ŭ	.,000	1,000	0 70
Bond Proceeds	0	10,854,650	10,854,650	0 %
Interfund Transfer	· ·	10/00 1/000	10,001,000	0 70
Interfund Transfer	0	(5,675)	(5,675)	0 %
Total Other Financing Sources	0	10,850,361	10,850,361	0 %
Excess of Revenue Over (Under) Expenditures	0	10,114,948	10,114,948	0 %

North Park Isle Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 08/31/2019 Reconciliation Date: 8/31/2019

Status: Locked

Bank Balance	132.79
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	0.00
Reconciled Bank Balance	132.79
Balance Per Books	132.79
Unreconciled Difference	0.00

Click the Next Page toolbar button to view details.

Date: 9/6/19 03:36:50 PM

North Park Isle Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 08/31/2019 Reconciliation Date: 8/31/2019

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1026	8/1/2019	System Generated Check/Voucher	1,000.00	Meritus Districts
1027	8/8/2019	System Generated Check/Voucher	107.10	Straley Robin Vericker
1028	8/8/2019	System Generated Check/Voucher	1,156.00	Times Publishing Company
Cleared Checks/Vouche	ers		2,263.10	

Date: 9/6/19 03:36:50 PM

North Park Isle Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 08/31/2019 Reconciliation Date: 8/31/2019

Status: Locked

Cleared Deposits

Deposit Number	Document Number	Document Date	Document Description	Document Amount
	CR019	8/8/2019	North Park Isle Development CK 1090	1,001.00
	CR020	8/31/2019	August Bank Activity	(15.00)
Cleared Deposits				986.00

Date: 9/6/19 03:36:50 PM

Page 1 of 1 36/E00/0175/0/42 08/31/2019



Account Statement

LA COLLINA COMMUNITY DEVELOPMENT 2005 PAN AM CIR STE 120 TAMPA FL 33607-2529 Questions? Please call 1-800-786-8787

Account	Account Type		Account No	umber		Statement Period
Summary	PUBLIC FUNDS ADVANTAGE PLUS					1/2019 - 08/31/2019
	Description Beginning Balance Deposits/Credits Checks Withdrawals/Debits Ending Balance		\$118,652.13 \$188.38 \$11,976.43 \$.00	Description Average Balance Average Collected Balance Number of Days in Stateme Annual Percentage Yield Ea Interest Paid Year to Date		Amount \$110,262.32 \$110,258.29 31 .02% \$19.74
Overdraft Protection	Account Number	er Protected By Not enrolled				
	For more information	about SunTrust's Overdra	aft Services, visit w	ww.suntrust.com/overdraft.		
Deposits/ Credits	Date 08/15	Amount Serial # 125.00	Descriptio DEPOSIT	n Date	Amount Serial #	Description
	08/28 08/30	61.51 1.87	HLLS TA	NIC/ACH CREDIT X LICENS DIST 19063 DNO PAID THIS STATEMENT THI		
	Deposits/Credits: 3	1.07		Total Items Deposited: 2	RU 00/31	
Checks	Check Number 1456 *1704 1705 1706 1707 *1709	Amount Date Paid 100.00 08/26 495.00 08/06 103.82 08/07 3,347.32 08/02 100.00 08/13 172.20 08/08	Check Number 1710 1711 1712 1713 1714 1715	Amount Dat Pai 835.43 08/0 600.00 08/0 945.00 08/1 2,100.00 08/1 178.50 08/1 1,207.86 08/1	d Number 17 1716 15 1717 3 1718 3 1719 4 1720	Amount Date Paid 841.30 08/20 200.00 08/20 200.00 08/21 200.00 08/19 200.00 08/19 150.00 08/19
	Checks: 18 * Indicates break in chec	ck number sequence. Ch	eck may have been	processed electronically a	nd listed as an Electronic/ACI	H transaction.
Balance Activity History	Date 08/01 08/02 08/05 08/06 08/07 08/08 08/13 08/14	Balance 118,652.13 115,304.81 114,704.81 114,209.81 113,270.56 113,098.36 109,953.36 108,567.00	Collected Balance 118,652.1 115,304.8 114,704.8 114,209.8 113,270.5 113,098.3 109,953.3	08/15 3 08/15 31 08/16 31 08/19 31 08/20 36 08/21 36 08/26 36 08/28	Balance 108,692.00 108,692.00 108,342.00 107,300.70 107,100.70 107,000.70 106,862.21 106,864.08	Collected Balance 108,567.00 108,692.00 108,342.00 107,300.70 107,100.70 107,000.70 106,862.21 106,864.08