

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
MAY 07, 2020**

**NORTH PARK ISLE**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**THURSDAY, MAY 07, 2020 AT 2:00 P.M.**  
**CALL IN NUMBER: 1-866-906-9330      ACCESS CODE: 4863181**

<b>District Board of Supervisors</b>	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Jeff Hills Ryan Motko Nick Dister Albert Viera Steve Luce
<b>District Manager</b>	Meritus	Brian Lamb Nicole Hicks
<b>District Attorney</b>	Straley, Robin, Vericker	John Vericker
<b>District Engineer</b>	Stantec	Tonja Stewart

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

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

The meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

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

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

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

May 07, 2020  
Board of Supervisors  
**North Park Isle Community Development District**

The Regular Meeting North Park Isle Community Development District will be held on **May 07, 2020 at 2:00 p.m. via conference call at the information listed below.** 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. BUSINESS ITEMS**
  - A. Consideration of Resolution 2020-02; Approving Fiscal Year 2021 Proposed Budget  
& Setting Public Hearing.....Tab 01
  - B. Consideration of Resolution 2020-03; Adopting Statutory Alternative Investment Policies.....Tab 02
  - C. Acceptance of Financial Report for Fiscal Year Ended September 30, 2019.....Tab 03
  - D. Annual Disclosure of Qualified Electors.....Tab 04
  - E. Consideration of Resolution 2020-04; Setting Landowners Election & CDD Meeting.....Tab 05
  - F. Discussion on Acceptance of Compensation for Board Members
  - G. General Matters of the District
- 4. CONSENT AGENDA**
  - A. Consideration of Minutes of the Audit Committee & Regular Meeting October 03, 2019..... Tab 06
  - B. Consideration of Operation and Maintenance Expenditures September 2019.....Tab 07
  - C. Consideration of Operation and Maintenance Expenditures October 2019 – March 2020 ..... Tab 08
  - D. Review of Financial Statements Month Ending March 31, 2020 ..... Tab 09
- 5. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. AUDIENCE QUESTIONS AND COMMENTS AND DISCUSSION FORUM**
- 8. 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) 873-7300.

Sincerely,



Brian Lamb, CEO  
Meritus

## RESOLUTION 2020-02

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2020/2021; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the North Park Isle Community Development District (“**District**”) prior to June 15, 2020 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 6, 2020  
HOUR: 2:00 p.m.  
LOCATION\*: Meritus  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

*\*Please note that pursuant to Governor DeSantis’ Executive Order 20-69 (as it may be extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such public hearing and meeting may be held telephonically or virtually. Please check on the District’s website for the latest information: <http://northparkislecdd.com/>.*

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Plant City at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON MAY 7, 2020.**

Attest:

**North Park Isle Community  
Development District**

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

\_\_\_\_\_  
Jeff Hills  
Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2020/2021**

2021



# NORTH PARK ISLE

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2021

PROPOSED ANNUAL OPERATING BUDGET

MAY 7, 2020



# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2021 PROPOSED ANNUAL OPERATING BUDGET

#### TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>PAGE</u></b>
I.	BUDGET INTRODUCTION .....	1
II.	FISCAL YEAR 2020 BUDGET ANALYSIS .....	2
III.	PROPOSED OPERATING BUDGET .....	3
IV.	GENERAL FUND 001 DESCRIPTIONS.....	4
V.	DEBT SERVICE FUND.....	6
VI.	SCHEDULE OF ANNUAL ASSESSMENTS .....	8

MAY 7, 2020

# NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

## BUDGET INTRODUCTION

### **Background Information**

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

The following report represents the District budget for Fiscal Year 2021, which begins on October 1, 2020. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities
200	General Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessments Revenue Bonds
201	General Fund	Collection of Special Assessments for Debt Service on the Series 2021 Special Assessments Revenue Bonds

### **Facilities of the District**

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

### **Maintenance of the Facilities**

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



# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	72,175.00	10,597.89	58,597.11	69,195.00	(2,980.00)
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$72,175.00</b>	<b>\$10,597.89</b>	<b>\$58,597.11</b>	<b>\$69,195.00</b>	<b>(\$2,980.00)</b>
<b>TOTAL REVENUES</b>	<b>\$72,175.00</b>	<b>\$10,597.89</b>	<b>\$58,597.11</b>	<b>\$69,195.00</b>	<b>(\$2,980.00)</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	32,000.00	7,500.00	24,500.00	32,000.00	0.00
District Engineer	2,000.00	0.00	2,000.00	2,000.00	0.00
Disclosure Report	5,000.00	0.00	3,600.00	3,600.00	(1,400.00)
Trustee Fees	4,000.00	0.00	3,750.00	3,750.00	(250.00)
Accounting Services	3,750.00	1,875.00	7,125.00	9,000.00	5,250.00
Auditing Services	5,000.00	523.00	4,477.00	5,000.00	0.00
Postage, Phone, Faxes, Copies	150.00	3.50	46.50	50.00	(100.00)
Public Officials Insurance	2,500.00	2,306.00	94.00	2,400.00	(100.00)
Legal Advertising	3,500.00	0.00	1,500.00	1,500.00	(2,000.00)
Bank Fees	300.00	90.00	110.00	200.00	(100.00)
Dues, Licenses, & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	0.00	20.00	20.00	(80.00)
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
Website Administration	2,700.00	2,250.00	750.00	3,000.00	300.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$61,175.00</b>	<b>\$14,722.50</b>	<b>\$47,972.50</b>	<b>\$62,695.00</b>	<b>\$1,520.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	5,000.00	244.00	2,756.00	3,000.00	(2,000.00)
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$5,000.00</b>	<b>\$244.00</b>	<b>\$2,756.00</b>	<b>\$3,000.00</b>	<b>(\$2,000.00)</b>
<b>UTILITY SERVICES</b>					
Street Lights	0.00	0.00	0.00	0.00	0.00
<b>TOTAL UTILITY SERVICES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>WATER/UTILITY SERVICES</b>					
Water Utility Services	0.00	0.00	0.00	0.00	0.00
<b>TOTAL WATER UTILITY SERVICES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
General, Property & Casualty Insurance	6,000.00	2,819.00	681.00	3,500.00	(2,500.00)
Landscaping - Contract	0.00	0.00	0.00	0.00	0.00
Waterway Management Program - Contract	0.00	0.00	0.00	0.00	0.00
Irrigation Maintenance	0.00	0.00	0.00	0.00	0.00
Amenity Center Maintenance	0.00	0.00	0.00	0.00	0.00
Pool Maintenance - Contract	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$6,000.00</b>	<b>\$2,819.00</b>	<b>\$681.00</b>	<b>\$3,500.00</b>	<b>(\$2,500.00)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$72,175.00</b>	<b>\$17,785.50</b>	<b>\$51,409.50</b>	<b>\$69,195.00</b>	<b>(\$2,980.00)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>(\$7,187.61)</b>	<b>\$7,187.61</b>	<b>\$0.00</b>	<b>\$0.00</b>

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

## FISCAL YEAR 2020 BUDGET ANALYSIS

# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Proposed Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	280,325.00	280,325.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$280,325.00</b>	<b>\$280,325.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	72,175.00	69,195.00	(2,980.00)	0.00	(72,175.00)
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$72,175.00</b>	<b>\$69,195.00</b>	<b>(\$2,980.00)</b>	<b>\$0.00</b>	<b>(\$72,175.00)</b>
<b>TOTAL REVENUES</b>	<b>\$72,175.00</b>	<b>\$69,195.00</b>	<b>(\$2,980.00)</b>	<b>\$280,325.00</b>	<b>\$208,150.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	0.00	0.00	0.00	4,000.00	4,000.00
<b>TOTAL LEGISLATIVE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,000.00</b>	<b>\$4,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	32,000.00	32,000.00	0.00	32,000.00	0.00
District Engineer	2,000.00	2,000.00	0.00	4,000.00	2,000.00
Disclosure Report	5,000.00	3,600.00	(1,400.00)	7,200.00	2,200.00
Trustee Fees	4,000.00	3,750.00	(250.00)	8,000.00	4,000.00
Accounting Services	3,750.00	9,000.00	5,250.00	9,000.00	5,250.00
Auditing Services	5,000.00	5,000.00	0.00	5,900.00	900.00
Postage, Phone, Faxes, Copies	150.00	50.00	(100.00)	150.00	0.00
Public Officials Insurance	2,500.00	2,400.00	(100.00)	2,500.00	0.00
Legal Advertising	3,500.00	1,500.00	(2,000.00)	2,000.00	(1,500.00)
Bank Fees	300.00	200.00	(100.00)	300.00	0.00
Dues, Licenses, & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	20.00	(80.00)	100.00	0.00
ADA Website Compliance	0.00	0.00	0.00	1,800.00	1,800.00
Website Administration	2,700.00	3,000.00	300.00	1,200.00	(1,500.00)
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$61,175.00</b>	<b>\$62,695.00</b>	<b>\$1,520.00</b>	<b>\$74,325.00</b>	<b>\$13,150.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	5,000.00	3,000.00	(2,000.00)	5,000.00	0.00
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$5,000.00</b>	<b>\$3,000.00</b>	<b>(\$2,000.00)</b>	<b>\$5,000.00</b>	<b>\$0.00</b>
<b>UTILITY SERVICES</b>					
Street Lights	0.00	0.00	0.00	50,000.00	50,000.00
<b>TOTAL UTILITY SERVICES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$50,000.00</b>	<b>\$50,000.00</b>
<b>WATER/UTILITY SERVICES</b>					
Water Utility Services	0.00	0.00	0.00	10,000.00	10,000.00
<b>TOTAL WATER UTILITY SERVICES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,000.00</b>	<b>\$10,000.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
General, Property & Casualty Insurance	6,000.00	3,500.00	(2,500.00)	6,000.00	0.00
Landscaping - Contract	0.00	0.00	0.00	90,000.00	90,000.00
Waterway Management Program - Contract	0.00	0.00	0.00	12,000.00	12,000.00
Irrigation Maintenance	0.00	0.00	0.00	5,000.00	5,000.00
Amenity Center Maintenance	0.00	0.00	0.00	12,000.00	12,000.00
Pool Maintenance - Contract	0.00	0.00	0.00	12,000.00	12,000.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$6,000.00</b>	<b>\$3,500.00</b>	<b>(\$2,500.00)</b>	<b>\$137,000.00</b>	<b>\$131,000.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$72,175.00</b>	<b>\$69,195.00</b>	<b>(\$2,980.00)</b>	<b>\$280,325.00</b>	<b>\$208,150.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

**FISCAL YEAR 2021**  
PROPOSED ANNUAL OPERATING BUDGET

# NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### **Financial & Administrative**

#### **District Manager**

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

#### **District Engineer**

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

#### **Disclosure Reporting**

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

#### **Trustees Fees**

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

#### **Auditing Services**

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

#### **Postage, Phone, Fax, Copies**

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

#### **Public Officials Insurance**

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

#### **Legal Advertising**

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

#### **Bank Fees**

The District operates a checking account for expenditures and receipts.

#### **Dues, Licenses & Fees**

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

#### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

#### **Office Supplies**

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

#### **Website Administration**

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

# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Legal Counsel**

##### **District Counsel**

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

#### **Electric Utility Services**

##### **Electric Utility Services**

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

#### **Other Physical Environment**

##### **Waterway Management System**

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

##### **Property & Casualty Insurance**

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

##### **Entry & Walls Maintenance**

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

##### **Landscape Maintenance**

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

##### **Miscellaneous Landscape**

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

##### **Plant Replacement Program**

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

# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2019

#### REVENUES

CDD Debt Service Assessments	\$	763,363
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>763,363</b>

#### EXPENDITURES

Series 2019 May Bond Principal Payment	\$	210,000
Series 2019 May Bond Interest Payment	\$	278,584
Series 2019 November Bond Interest Payment	\$	274,778
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>763,363</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	12,395,000
Principal Payment Applied Toward Series 2019 Bonds	\$	210,000
<b>Bonds Outstanding - Period Ending 11/1/2021</b>	<b>\$</b>	<b>12,185,000</b>

# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2021

#### REVENUES

CDD Debt Service Assessments (CAPI)	\$	-
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>-</b>

#### EXPENDITURES

Series 2021 May Bond Principal Payment	\$	-
Series 2021 May Bond Interest Payment (CAPI)	\$	-
Series 2021 November Bond Interest Payment (CAPI)	\$	-
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>-</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	-
Principal Payment Applied Toward Series 2021 Bonds	\$	-
<b>Bonds Outstanding - Period Ending 11/1/2021</b>	<b>\$</b>	<b>-</b>

\* The Series 2021 Principal and Debt Service obligation to be determined upon the bonds issuance



# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS<sup>(1)</sup>

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment	Total Increase / (Decrease) in Annual Assmt
<b>SERIES 2019 - PHASES 1 &amp; 2</b>									
<b>Single Family 40'</b>	1.00	58	\$1,276.60	\$480.00	<b>\$1,756.60</b>	\$1,276.60	\$480.00	<b>\$1,756.60</b>	\$0.00
<b>Single Family 50'</b>	1.25	395	\$1,595.75	\$600.00	<b>\$2,195.75</b>	\$1,595.75	\$600.00	<b>\$2,195.75</b>	\$0.00
<b>Single Family 60'</b>	1.50	96	\$1,914.90	\$700.00	<b>\$2,614.90</b>	\$1,914.90	\$700.00	<b>\$2,614.90</b>	\$0.00

**549**

**Notations:**

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

## RESOLUTION 2020-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2018-20 AND ANY OTHER PRIOR INVESTMENT POLICIES AND ELECTING TO USE THE STATUTORY DEFAULT INVESTMENT POLICIES FOR INVESTING PUBLIC FUNDS IN EXCESS OF THE AMOUNTS NEEDED TO MEET CURRENT EXPENSES IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) previously adopted Resolution 2018-20 to establish a written investment policy in accordance with Section 218.415, Florida Statutes; and

**WHEREAS**, the Board desires to rescind Resolution 2018-20 and any other prior investment policies, to not adopt a written investment policy, and instead use the statutory default investment policies for the investment of public funds in excess of amounts needed to meet current expenses, in accordance with Section 218.415 (17), Florida Statutes.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. **Rescindment of Prior Investment Policies.** The Board hereby rescinds Resolution 2018-20 and any other prior investment policies in their entirety.
2. **Use of Statutory Default Investment Policies.** The Board hereby elects to use the statutory default alternative investment policies for the investment of public funds in excess of the amounts needed to meet current expenses, in accordance with Section 218.415(17), Florida Statutes, as amended.
3. **Conflicts.** All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date.** This Resolution shall become effective upon adoption.

**PASSED AND ADOPTED ON MAY 7, 2020.**

**Attest:**

**North Park Isle Community  
Development District**

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

\_\_\_\_\_  
Jeff Hills  
Chair of the Board of Supervisors



**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2019**

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA**

**TABLE OF CONTENTS**

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	23-24
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	25
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26-27



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
North Park Isle Community Development District  
City of Plant City, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of North Park Isle Community Development District, City of Plant City, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2019, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated April 6, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

 & Associates

April 6, 2020

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of North Park Isle Community Development District, City of Plant City, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

The District was established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes and created by Ordinance No. 17-2018 of the City of Plant City, Florida enacted on July 23, 2018 and no audit was required for the prior period. As a result, the balances as of and for the period ended September 30, 2018 are for less than an twelve month period and are unaudited.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$538,492).
- The change in the District's total net position in comparison with the prior fiscal year was (\$538,492), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$11,055,347, an increase of \$11,055,347 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer revenues. The District does not have any business-type activities. The governmental activities of the District include general government (management) and physical environment functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION			
SEPTEMBER 30,			
		(Unaudited)	
	2019	2018	
Current and other assets	\$ 11,061,357	\$ 16,539	
Capital assets, net of depreciation	886,005	-	
Total assets	11,947,362	16,539	
Current liabilities	148,762	16,539	
Long-term liabilities	12,337,092	-	
Total liabilities	12,485,854	16,539	
Net Position			
Net investment in capital assets	(1,631,493)	-	
Restricted	1,093,001	-	
Total net position	\$ (538,492)	\$ -	

A portion of the District's net position, reflects its investment in capital assets (e.g. land, land improvements, and infrastructure), less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the most recent fiscal year. The majority of the decrease is the result of issuance costs and interest expense related to the Series 2019 Bonds.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019 AND FOR THE		
PERIOD FROM INCEPTION JULY 23, 2018 THROUGH SEPTEMBER 30, 2018		
	(Unaudited)	
	2019	2018
Revenues:		
Program revenues		
Charges for services	\$ 4,034	\$ -
Operating grants and contributions	30,510	21,397
Capital grants and contributions	33,117	-
Total revenues	67,661	21,397
Expenses:		
General government	27,760	21,397
Physical environment	2,750	-
Bond issuance costs	432,575	-
Interest	143,068	-
Total expenses	606,153	21,397
Change in net position	(538,492)	-
Net position - beginning	-	-
Net position - ending	\$ (538,492)	\$ -

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2019 was \$606,153. The costs of the District's activities were partially funded by program revenues which were comprised primarily of Developer contribution and interest income. The majority of the increase in expenses is the result of issuance costs and interest expense related to the Series 2019 Bonds.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2019, the District had \$886,005 invested in capital assets for its governmental activities. In the government-wide financial statements no depreciation has been taken as the assets are still in progress. More detailed information about the District's capital assets is presented in the notes of the financial statements.

## CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

### Capital Debt

At September 30, 2019, the District had \$12,395,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

### ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District issued Series 2019 Bonds in the current year to finance continuing acquisition of infrastructure to serve the District. In addition, it is anticipated that the general operations of the District will increase. Furthermore, the Board has approved a resolution to file a petition to expand the boundaries of the District.

### CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the North Park Isle Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.



**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2019**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 2,018
Due from Developer	3,992
Restricted assets:	
Investments	11,055,347
Capital assets:	
Nondepreciable	886,005
Total assets	<u>11,947,362</u>
<b>LIABILITIES</b>	
Accounts payable	6,010
Accrued interest payable	142,752
Non-current liabilities:	
Due in more than one year	12,337,092
Total liabilities	<u>12,485,854</u>
<b>NET POSITION</b>	
Net investment in capital assets	(1,631,493)
Restricted for debt service	1,093,001
Total net position	<u>\$ (538,492)</u>

See notes to the financial statements

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 27,760	\$ -	\$ 27,760	\$ -	\$ -
Physical environment	2,750	-	2,750	33,117	33,117
Interest on long-term debt	143,068	4,034	-	-	(139,034)
Bond issuance costs	432,575	-	-	-	(432,575)
Total governmental activities	606,153	4,034	30,510	33,117	(538,492)
Change in net position					
Net position - beginning					(538,492)
Net position - ending					\$ -
					<u>\$ (538,492)</u>

See notes to the financial statements

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2019**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 2,018	\$ -	\$ -	\$ 2,018
Investments	-	1,235,753	9,819,594	11,055,347
Due from Developer	3,992	-	-	3,992
<b>Total assets</b>	<b>\$ 6,010</b>	<b>\$ 1,235,753</b>	<b>\$ 9,819,594</b>	<b>\$ 11,061,357</b>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>Liabilities:</b>				
Accounts payable	\$ 6,010	\$ -	\$ -	\$ 6,010
<b>Total liabilities</b>	<b>6,010</b>	<b>-</b>	<b>-</b>	<b>6,010</b>
<b>Fund balances:</b>				
<b>Restricted for:</b>				
Debt service	-	1,235,753	-	1,235,753
Capital projects	-	-	9,819,594	9,819,594
<b>Total fund balances</b>	<b>-</b>	<b>1,235,753</b>	<b>9,819,594</b>	<b>11,055,347</b>
<b>Total liabilities and fund balances</b>	<b>\$ 6,010</b>	<b>\$ 1,235,753</b>	<b>\$ 9,819,594</b>	<b>\$ 11,061,357</b>

See notes to the financial statements

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENTS OF NET POSITION  
SEPTEMBER 30, 2019**

Total fund balances - governmental funds \$ 11,055,347

Amounts reported for governmental activities in the statement of net position  
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	886,005	
Accumulated depreciation	-	886,005

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(142,752)	
Discount on bonds, net	57,908	
Bonds payable	(12,395,000)	(12,479,844)
Net position of governmental activities		\$ (538,492)

See notes to the financial statements

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Developer contributions	\$ 30,510	\$ -	\$ -	\$ 30,510
Interest earnings	-	4,034	33,117	37,151
Total revenues	30,510	4,034	33,117	67,661
<b>EXPENDITURES</b>				
Current:				
General government	27,760	-	-	27,760
Physical environment	2,750	-	-	2,750
Debt Service:				
Bond issue costs	-	-	432,575	432,575
Capital outlay	-	-	886,005	886,005
Total expenditures	30,510	-	1,318,580	1,349,090
Excess (deficiency) of revenues over (under) expenditures	-	4,034	(1,285,463)	(1,281,429)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer in (out)	-	(2,506)	2,506	-
Bond discount	-	-	(58,224)	(58,224)
Bond proceeds	-	1,234,225	11,160,775	12,395,000
Total other financing sources (uses)	-	1,231,719	11,105,057	12,336,776
Net change in fund balances	-	1,235,753	9,819,594	11,055,347
Fund balances - beginning	-	-	-	-
Fund balances - ending	\$ -	\$ 1,235,753	\$ 9,819,594	\$ 11,055,347

See notes to the financial statements

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds	\$ 11,055,347
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	886,005
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(12,395,000)
In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	58,224
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(316)
The change in accrued interest on long-term liabilities between the current and prior fiscal year recorded in the statement of activities but not in the governmental fund financial statements.	<u>(142,752)</u>
Change in net position of governmental activities	<u>\$ (538,492)</u>

See notes to the financial statements

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

North Park Isle Community Development District ("District") was established on July 23, 2018 by Ordinance 17-2018 of the City of Plant City, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2019, all of the Board members are affiliated with North Park Isle LLC ("Developer").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District was completely funded using Developer contributions in the current fiscal year.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.



## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### **Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### **Prepaid Items**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

#### **Unearned Revenue**

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Long-Term Obligations**

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bond. Bonds payable are reported net of the applicable premium or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the period of issuance. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as capital projects fund expenditures.

#### **Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### **Fund Equity/Net Position**

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

**Committed fund balance** – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

**Assigned fund balance** – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Other Disclosures

##### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

#### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

#### Investments

The District's investments were held as follows at September 30, 2019:

	Amortized Cost	Credit Risk	Maturities
First American Treasury			Weighted average of the
Obligation Fund Class Y	\$ 11,055,347	S&P AAAm	fund portfolio: 26 days
	<u>\$ 11,055,347</u>		

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2019 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ -	\$ 886,005	\$ -	\$ 886,005
Total capital assets, not being depreciated	-	886,005	-	886,005
 Governmental activities capital assets, net	 \$ -	 \$ 886,005	 \$ -	 \$ 886,005

The Series 2019 Project includes the planning, financing, acquisition and construction of certain roadways, water and wastewater utilities, stormwater management facilities, and amenities/landscaping/hardscape improvements for Phase 1 of the District. The Phase 1 infrastructure has been estimated at a total cost of approximately \$18,190,823. A portion of the project costs are expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer. Upon completion, certain assets are to be transferred to other governmental entities for ownership and maintenance.

In the current fiscal year, the improvements were acquired from the Developer using proceeds from the Series 2019 Bonds.

## NOTE 6 – LONG TERM LIABILITIES

### Series 2019

In June 2019, the District issued \$12,395,000 of Special Assessment Revenue Bonds, Series 2019 consisting of Term Bonds with a fixed interest rates ranging from 3.625% through 4.75% with due dates from May 1, 2024 through May 1, 2050. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2021 through May 1, 2050.

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2019	\$ -	\$ 12,395,000	\$ -	\$ 12,395,000	\$ -
Less: original discount	-	58,224	316	57,908	-
Total	\$ -	\$ 12,336,776	\$ (316)	\$ 12,337,092	\$ -

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2020	\$ -	\$ 468,950	\$ 468,950
2021	210,000	557,169	767,169
2022	215,000	549,556	764,556
2023	225,000	541,763	766,763
2024	235,000	533,606	768,606
2025-2029	1,315,000	2,524,838	3,839,838
2030-2034	1,625,000	2,228,838	3,853,838
2035-2039	2,030,000	1,830,038	3,860,038
2040-2044	2,555,000	1,320,763	3,875,763
2045-2049	3,240,000	653,125	3,893,125
2050	745,000	35,388	780,388
Total	\$ 12,395,000	\$ 11,244,034	\$ 23,639,034

## NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$30,510, which includes a receivable of \$3,992.

## NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which would have a material adverse effect on the District's operations.

#### **NOTE 9 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

#### **NOTE 10 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final			
<b>REVENUES</b>				
Developer contributions	\$ 72,175	\$	30,510	\$ (41,665)
Total revenues	<u>72,175</u>		<u>30,510</u>	<u>(41,665)</u>
<b>EXPENDITURES</b>				
Current:				
General government	66,175		27,760	38,415
Physical environment	6,000		2,750	3,250
Total expenditures	<u>72,175</u>		<u>30,510</u>	<u>41,665</u>
 Excess (deficiency) of revenues over (under) expenditures	 <u>\$ -</u>	 -	 <u>\$ -</u>	
 Fund balance - beginning			 <u>-</u>	
 Fund balance - ending			 <u>\$ -</u>	

See notes to required supplementary information

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.





# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

## INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors  
North Park Isle Community Development District  
City of Plant City, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of North Park Isle Community Development District, City of Plant City, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 6, 2020.

### Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*B. & Associates*

April 6, 2020



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
North Park Isle Community Development District  
City of Plant City, Florida

We have examined North Park Isle Community Development District, City of Plant City, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of North Park Isle Community Development District, City of Plant City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Grau & Associates*

April 6, 2020



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

## MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors  
North Park Isle Community Development District  
City of Plant City, Florida

### Report on the Financial Statements

We have audited the accompanying basic financial statements of North Park Isle Community Development District, City of Plant City, Florida ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated April 6, 2020.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 6, 2020, should be considered in conjunction with this management letter.

### Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of North Park Isle Community Development District, City of Plant City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank the District, and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

*Grau & Associates*

April 6, 2020

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

None

### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

Not applicable. First year audit.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.



April 24, 2020

To **Whom It May Concern:**

As per F.S. 190.006, **you'll find** the number of qualified registered electors for your Community Development District as of April 15, 2020, listed below.

<b>Community Development District</b>	<b>Number of Registered Electors</b>
North Park Isle	0

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or [ewhite@hcsoc.org](mailto:ewhite@hcsoc.org).

Respectfully,

Enjoli White  
Candidate Services Liaison



**RESOLUTION 2020-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
DESIGNATING A DATE, TIME AND LOCATION FOR A  
LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION;  
PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District's Board of Supervisors ("Board") is statutorily authorized to exercise the powers granted to the District; and

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

**WHEREAS**, the effective date of Ordinance No. 17-2018 creating the District was the July 23, 2018, as amended; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

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

**Section 1.** In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on November 3, 2020, at 2:00 p.m. at the offices of Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

**Section 2.** The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

**Section 3.** Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its May 7, 2020 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the office of the District Manager, Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

**Section 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 7TH DAY OF MAY, 2020.**

**ATTEST:**

**NORTH PARK ISLE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

## **EXHIBIT A**

### **NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within North Park Isle Community Development District (the “**District**”), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 523.49 acres more or less, generally located between Paul Buchman Highway and N. Wilder Road, north of E. Sam Allen Road and south of Williams Road in the City of Plant City, Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2020  
TIME: 2:00 p.m.  
PLACE: The offices of Meritus  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Brian Lamb, District Manager

*Run Date(s): October 7 and 14, 2020*



## **EXHIBIT A**

### **INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS**

**DATE OF LANDOWNERS' MEETING:**     **November 3, 2020**

**TIME:**             **2:00 p.m.**

**LOCATION:**   **The offices of Meritus  
                  2005 Pan Am Circle, Suite 300  
                  Tampa, Florida 33607**

Pursuant to Chapter 190, Florida Statutes, and after a community development district ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("Board") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners, two (2) seats for a four year period and one (1) seat for a two year period. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**EXHIBIT A**

**LANDOWNER PROXY**

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 3, 2020**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the North Park Isle Community Development District to be held at the offices of Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, on November 3, 2020, at 2:00 p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**


[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**EXHIBIT A**

**OFFICIAL BALLOT**  
**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**HILLSBOROUGH COUNTY, FLORIDA**  
**LANDOWNERS' MEETING – NOVEMBER 3, 2020**

---

**For Election (Three (3) Supervisors):** The two candidates receiving the highest number of votes will receive a four (4) year term, and the one candidate receiving the lowest number of votes will receive a two (2) year term, with the term of office for each of the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the North Park Isle Community Development District and described as follows:

<b><u>Description</u></b>	<b><u>Acreage</u></b>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowners' Proxy attached hereto, do cast my votes as follows:

<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

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

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

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT**

---

**October 3, 2019 Minutes of the Audit Committee Meeting & Regular Meeting**

---

**Minutes of the Audit Committee Meeting & Regular Meeting**

The Audit Committee Meeting & Regular Meeting of the Board of Supervisors for the North Park Isle Community Development District was held on **Tuesday, October 3, 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 & Regular Meeting of the Board of Supervisors of the North Park Isle Community Development District to order on **Tuesday, October 3, 2019 at 2:15 p.m.**

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

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

**Staff Members Present:**

Brian Lamb	Meritus
Debby Nussel	Meritus
John Vericker	Straley Robin Vericker

There were no members of the general public in attendance.

**2. PUBLIC COMMENTS ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. RECESS TO AUDIT COMMITTEE MEETING**

Mrs. Nussel directed the Board to recess to the Audit Committee meeting.

**4. AUDIT COMMITTEE MEETING**

**A. Call to Order/Roll Call**

The Audit Committee meeting was called to order.

**B. Evaluate and Rank the Audit Proposals**

- i. **Grau & Associates**
- ii. **Carr, Riggs and Ingram**

The Committee reviewed the proposals. Mrs. Nussel went over the cost for both firms.

**C. Finalize the Ranking and Consideration of Audit Committee Recommendation**

The Committee gave Grau & Associates a score of 100 and Carr, Riggs and Ingram a score of 90.

MOTION TO:	Go with Grau & Associates, the lowest bidder.
MADE BY:	Supervisor Viera
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**D. Close the Audit Committee Meeting**

The Audit Committee meeting was closed.

**5. RETURN TO REGULAR MEETING**

Mrs. Nussel directed the Board to return to the regular meeting.

**6. BUSINESS ITEMS**

**A. Consideration of Audit Committee Recommendations and Evaluation**

The Board reviewed the recommendations and evaluation.

MOTION TO:	Accept the Audit Committee's recommendation, Grau & Associates.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**B. Consideration of Resolution 2020-01; Supplemental Assessment Resolution**

Mr. Vericker went over the resolution with the Board.

MOTION TO:	Approve Resolution 2020-01.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**C. General Matters of the District**

**7. CONSENT AGENDA**

**A. Consideration of Board of Supervisors Regular Meeting & Public Hearing  
August 22, 2019**

**B. Consideration of Operations and Maintenance Expenditures August 2019**

**C. Review of Financial Statements Month Ending August 31, 2019**

The Board reviewed the Consent Agenda items.

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

**8. VENDOR/STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

There were no staff reports at this time.

**9. SUPERVISOR REQUESTS**

There were no supervisor requests at this time.

**10. AUDIENCE QUESTIONS AND COMMENTS**

There were no public comments.

**11. ADJOURNMENT**

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

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

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

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

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

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

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

**Title:**

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

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

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

**Title:**

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

*Recorded by Records Administrator*

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

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

Official District Seal



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9279	\$ 1,000.00		Management Services - September
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,000.00</b>		
<b>Variable Contract</b>				
Straley Robin Vericker	17421	\$ 453.95		Professional Services - thru 08/15/2019
Straley Robin Vericker	17530	401.50	<b>\$ 855.45</b>	Professional Services - thru 09/15/2019
<b>Variable Contract Sub-Total</b>		<b>\$ 855.45</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
Tampa Bay Times	6509 081519	\$ 256.70		Notice of Audit Committee Meeting - 08/15/2019
Tampa Bay Times	11418	256.70		Notice of Proposals for Annual Audit Services - 08/30/2019
Tampa Bay Times	17598 092019	336.12		Notice of Meeting Schedule - 09/20/2019
Tampa Bay Times	18265 092219	331.60	<b>\$ 1,181.12</b>	Notice of Audit Committee Meeting - 09/22/2019
<b>Additional Services Sub-Total</b>		<b>\$ 1,181.12</b>		
<b>TOTAL:</b>		<b>\$ 3,036.57</b>		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

Invoice Number: 9279  
Invoice Date: Sep 1, 2019  
Page: 1

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

<b>Ship to:</b>

Customer ID	Customer PO	Payment Terms	
North Park Isle CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		9/1/19

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

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

PS

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

North Park Isle Community Development District  
Meritus Districts  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

August 26, 2019

Client: 001509

Matter: 000001

Invoice #: 17421

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2019

## SERVICES

Date	Person	Description of Services	Hours	
7/25/2019	LB	PREPARE DRAFT RESOLUTION ADOPTING FY 2019/2020 BUDGET, DRAFT BUDGET FUNDING AGREEMENT AND DRAFT RESOLUTION IMPOSING O&M ASSESSMENTS RE FY 2019/2020 BUDGET.	1.2	
7/31/2019	JMV	PREPARE SUPPLEMENTAL ASSESSMENT RESOLUTION.	0.3	
7/31/2019	LB	REVISE RESOLUTION ADOPTING FY 2019/2020 BUDGET AND RESOLUTION IMPOSING O&M ASSESSMENTS ON SAME.	0.2	
8/4/2019	JMV	PREPARE CDD BUDGET RESOLUTION; PREPARE CDD FUNDING AGREEMENT.	0.4	
8/5/2019	LB	FINALIZE RESOLUTIONS AND BUDGET FUNDING AGREEMENT RE BUDGET FOR FY 2019/2020; PREPARE EMAIL TO B. CRUTCHFIELD RE SAME.	0.2	
Total Professional Services			2.3	\$453.50

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.7	\$213.50
LB	Lynn Butler	1.6	\$240.00

51400  
3107  
LVB

August 26, 2019

Client: 001509

Matter: 000001

Invoice #: 17421

Page: 2

## DISBURSEMENTS

Date	Description of Disbursements	Amount
8/15/2019	Photocopies (3 @ \$0.15)	\$0.45
	Total Disbursements	\$0.45

Total Services	\$453.50
Total Disbursements	\$0.45
Total Current Charges	\$453.95

<b>PAY THIS AMOUNT</b>	<b>\$453.95</b>
------------------------	-----------------

<b>Trust Balance</b>	<b>\$417.71</b>
----------------------	-----------------

*Please Include Invoice Number on all Correspondence*

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

North Park Isle Community Development District  
Meritus Districts  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

September 20, 2019  
Client: 001509  
Matter: 000001  
Invoice #: 17530

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2019

## SERVICES

Date	Person	Description of Services	Hours	
8/19/2019	LB	REVIEW EMAIL FROM B. CRUTCHFIELD RE RESOLUTION AUTHORIZING THE AMENDMENT OF THE DISTRICT BOUNDARIES; OFFICE CONFERENCE WITH J. VERICKER RE SAME; PREPARE DRAFT RESOLUTION 2019-11 RE SAME.	0.4	
8/20/2019	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.3	
8/20/2019	LB	FINALIZE RESOLUTION RE BOUNDARY AMENDMENT OF THE DISTRICT; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.2	
8/21/2019	VKB	REVIEW AGENDA PACKAGE; REVIEW EMAILS RE: BOUNDARY AMENDMENT OF CDD; TELECONFERENCE WITH N. HICKS RE: UPCOMING BOARD MEETING.	0.3	
8/21/2019	VKB	REVIEW AGENDA PACKAGE; TELECONFERENCE WITH N. HICKS RE: UPCOMING BOARD MEETING.	0.2	
8/22/2019	VKB	PREPARE FOR AND ATTEND BOARD MEETING AND PUBLIC HEARINGS.	0.3	
Total Professional Services			1.7	\$401.50

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.3	\$91.50
VKB	Vivek K. Babbar	0.8	\$220.00

September 20, 2019  
Client: 001509  
Matter: 000001  
Invoice #: 17530

Page: 2

---

**PERSON RECAP**

Person	Hours	Amount
LB Lynn Butler	0.6	\$90.00

Total Services	\$401.50
Total Disbursements	\$0.00
Total Current Charges	\$401.50

<b>PAY THIS AMOUNT</b>	<b>\$401.50</b>
------------------------	-----------------

*Please Include Invoice Number on all Correspondence*

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

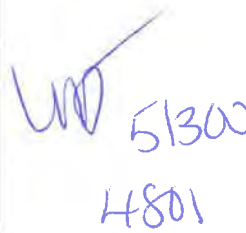
Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/15/19		NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account	
08/15/2019	Deirdre Almeida	185626	
Total Amount Due		Ad Number	
\$256.70		0000006509	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/15/19	08/15/19	0000006509	Daily Newspaper		Audit Meeting	1	2x36 L	\$252.70
08/15/19	08/15/19	0000006509	Online Upsell		Audit Meeting AffidavitMaterial	1	2x36 L	\$0.00 \$4.00
								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
08/15/19		NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account	
08/15/2019	Deirdre Almeida	185626	
Total Amount Due		Ad Number	
\$256.70		0000006509	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

NORTH PARK ISLE

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Received

AUG 28 2019



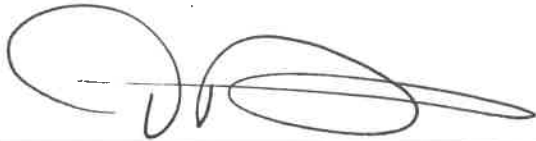
**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
 COUNTY OF Hillsborough

} ss

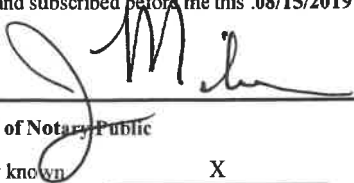
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Audit Meeting** was published in **Tampa Bay Times: 8/15/19** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid 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 Affiant

Sworn to and subscribed before me this **08/15/2019**



Signature of Notary Public

Personally known ☒ or produced identification

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

**NOTICE OF AUDIT COMMITTEE MEETING**  
**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Audit Committee of North Park Isle Community Development District will hold a meeting on Thursday, August 22, 2019 at 2:00 p.m. to be held at the offices of Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the committee meetings may be obtained by contacting the District Manager's Office at (813) 397-5120. Affected parties and others interested may appear at these meetings and be heard.

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

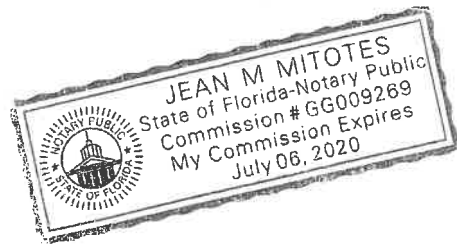
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Nicole Hicks  
 District Manager

Run Date: 08/15/2019

0000006509



# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/30/19		NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account	
08/30/2019	Deirdre Almeida	185626	
Total Amount Due		Ad Number	
\$256.70		0000011418	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/30/19	08/30/19	0000011418	Times	Legals CLS	RFP RFQ	1	2x36 L	\$252.70
08/30/19	08/30/19	0000011418	Tampabay.com	Legals CLS	RFP RFQ	1	2x36 L	\$0.00
					AffidavitMaterial			\$4.00

5136  
4801

UAD

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
08/30/19		NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account	
08/30/2019	Deirdre Almeida	185626	
Total Amount Due		Ad Number	
\$256.70		0000011418	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

Received

SEP 05 2019

NORTH PARK ISLE

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

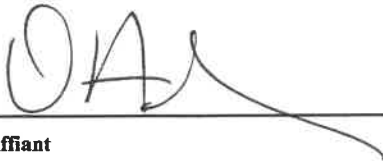
**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

} ss

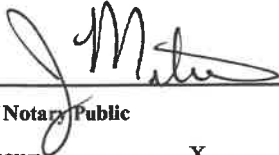
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: RFP RFQ** was published in **Tampa Bay Times: 8/30/19** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid 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 Affiant

Sworn to and subscribed before me this .08/30/2019



Signature of Notary Public

Personally known ☒ or produced identification

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

**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.

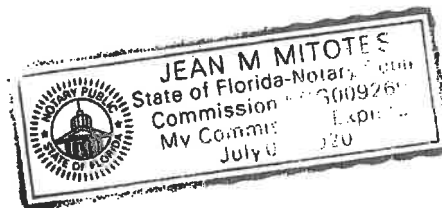
Proposers must provide Eight (8) copies of their proposal to Eric Davidson, District Treasurer, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, (813) 397-5120, in an envelope marked on the outside, "Auditing Services North Park Isle Community Development District." Proposals must be received by Friday,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

North Park Isle CDD

Nicole Hicks  
District Manager

Run Date: 08/30/2019

0000011418



# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
09/20/19	NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account
09/20/2019	Deirdre Almeida	185626
Total Amount Due		Ad Number
\$336.12		0000017598

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/20/19	09/20/19	0000017598	Times	Legals CLS	Meeting Schedule	1	2x47 L	\$332.12
09/20/19	09/20/19	0000017598	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x47 L	\$0.00 \$4.00
<p>5300</p> <p>4801</p> <p>WHD</p>								
<p>Rece</p> <p>SEP 26 2019</p>								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
09/20/19	NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account
09/20/2019	Deirdre Almeida	185626
Total Amount Due		Ad Number
\$336.12		0000017598

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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



# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
09/22/19	NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account
09/22/2019	Deirdre Almeida	185626
Total Amount Due		Ad Number
\$331.60		0000018265

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/22/19	09/22/19	0000018265	Times	Legals CLS	Audit Committee	1	2x36 L	\$327.60
09/22/19	09/22/19	0000018265	Tampabay.com	Legals CLS	Audit Committee AffidavitMaterial	1	2x36 L	\$0.00 \$4.00

51302  
4801

Received  
SEP 26 2019

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
09/22/19	NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account
09/22/2019	Deirdre Almeida	185626
Total Amount Due		Ad Number
\$331.60		0000018265

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

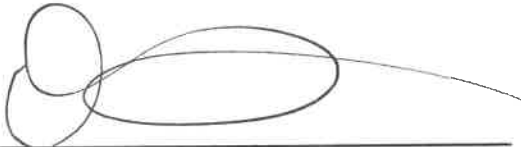
**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
 COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Audit Committee** was published in **Tampa Bay Times: 9/22/19** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid 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 Affiant

Sworn to and subscribed before me this **09/22/2019**



Signature of Notary Public

Personally known       X       or produced identification

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

**NOTICE OF AUDIT COMMITTEE MEETING**  
**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Audit Committee of North Park Isle Community Development District will hold a meeting on Thursday, October 3, 2019 at 2:00 p.m. to be held at the offices of Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the committee meetings may be obtained by contacting the District Manager's Office at (813) 397-5120. Affected parties and others interested may appear at these meetings and be heard.

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

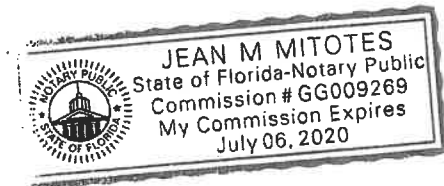
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Nicole Hicks  
 District Manager

Run Date: 09/22/2019

0000018265



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9325	\$ 1,000.00		Management Services - October
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,000.00</b>		
<b>Variable Contract</b>				
Straley Robin Vericker	17634	\$ 335.00		Professional Services - thru 10/15/2019
<b>Variable Contract Sub-Total</b>		<b>\$ 335.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Egis	9706	\$ 5,125.00		Insurance 10/01/2019 thru 10/01/2020
<b>Regular Services Sub-Total</b>		<b>\$ 5,125.00</b>		
<b>Additional Services</b>				
DEO	74736	\$ 175.00		FY 2019/2020 Special District Fee - 10/01/2019
Meritus	9374	900.00		Dissemination Services FY 2019 Bond Series 2019 10/01/2019
Meritus	9382	1,500.00	<b>\$ 2,400.00</b>	Construciton Accounting Services FY 2019 Series 2019 10/01/2019
<b>Additional Services Sub-Total</b>		<b>\$ 2,575.00</b>		
<b>TOTAL:</b>		<b>\$ 9,035.00</b>		

Approved (with any necessary revisions noted):



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

Invoice Number: 9325  
Invoice Date: Oct 1, 2019  
Page: 1

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

--

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
North Park Isle CDD		Net Due	
	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Best Way		10/1/19

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

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

## Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

North Park Isle Community Development District  
Meritus Districts  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

October 22, 2019

Client: 001509

Matter: 000001

Invoice #: 17634

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2019

*WAV* 51400 3107

### SERVICES

Date	Person	Description of Services	Hours	
9/24/2019	LB	REVISE AND FINALIZE RESOLUTION RE FINAL TERMS FOR THE 2019 BONDS; PREPARE EMAIL TO N. HICKS AND B. CRUTCHFIELD TRANSMITTING SAME FOR ADOPTION AT THE OCTOBER BOARD MEETING.	0.2	
9/26/2019	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	
10/2/2019	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.2	
10/3/2019	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	
Total Professional Services			1.2	\$335.00

### PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.0	\$305.00
LB	Lynn Butler	0.2	\$30.00

October 22, 2019

Client: 001509

Matter: 000001

Invoice #: 17634

Page: 2

---

Total Services	\$335.00	
Total Disbursements	\$0.00	
Total Current Charges		\$335.00

**PAY THIS AMOUNT**

**\$335.00**

***Please Include Invoice Number on all Correspondence***



North Park Isle Community Development District  
 c/o Meritus Corp  
 2005 Pan Am Circle, Ste 120  
 Tampa, FL 33607

# INVOICE

<b>Customer</b>	North Park Isle Community Development District
<b>Acct #</b>	894
<b>Date</b>	09/17/2019
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

Payment Information	
<b>Invoice Summary</b>	\$ 5,125.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#9706
100119393	

Thank You

Please detach and return with payment



Customer: North Park Isle Community Development District

Invoice	Effective	Transaction	Description	Amount
9706	10/01/2019	Renew policy	Policy #100119393 10/01/2019-10/01/2020 Florida Insurance Alliance Package - Renew policy Due Date: 9/17/2019  Gen. Liab - \$ 2819 Pub Off - \$ 2306	5,125.00
				<b>Total</b>
				\$ 5,125.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
 Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

<b>Remit Payment To: Egis Insurance Advisors, LLC</b>	(321)233-9939	<b>Date</b>
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/17/2019

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2019/2020 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 74736			Date Invoiced: 10/01/2019
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2019: \$175.00

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

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



**North Park Isle Community Development District**

**Mr. Brian Lamb**

**Meritus Corporation**

**2005 Pan Am Circle, Suite 120 300**

**Tampa, FL 33607**

**2. Telephone:** (813) 397-5120  
**3. Fax:** (813) 837-7070  
**4. Email:** Brian.Lamb@merituscorp.com  
**5. Status:** Independent  
**6. Governing Body:** Elected  
**7. Website Address:** northparkislecdd.com  
**8. County(ies):** Hillsborough  
**9. Function(s):** Community Development  
**10. Boundary Map on File:** 07/25/2018  
**11. Creation Document on File:** 07/25/2018  
**12. Date Established:** 07/23/2018  
**13. Creation Method:** Local Ordinance  
**14. Local Governing Authority:** City of Plant City  
**15. Creation Document(s):** City Ordinance 17-2018  
**16. Statutory Authority:** Chapter 190, Florida Statutes  
**17. Authority to Issue Bonds:** Yes  
**18. Revenue Source(s):** Assessments  
**19. Most Recent Update:** 10/05/2018

*Received*  
 OCT 07 2019

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

Registered Agent's Signature: *Brian Lamb* Date 10/7/19

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

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

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

1. ☐ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. ☐ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. ☐ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2017/2018 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

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

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

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

**Meritus Districts**

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

**INVOICE**

Invoice Number: 9374

Invoice Date: Oct 1, 2019

Page: 1

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

North Park Isle CDD

**Customer PO****Payment Terms**

Net Due

**Shipping Method**

Best Way

**Ship Date****Due Date**

10/1/19

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Fiscal Year 2019 Bond Series 2019		900.00
		51300 3104		

Subtotal	900.00
Sales Tax	
Total Invoice Amount	900.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>900.00</b>

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

**INVOICE**

Invoice Number: 9382  
Invoice Date: Oct 1, 2019  
Page: 1

**Bill To:**

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

**Ship to:****Customer ID**

North Park Isle CDD

**Customer PO****Payment Terms**

Net Due

**Shipping Method**

Best Way

**Ship Date****Due Date**

10/1/19

Quantity	Item	Description	Unit Price	Amount
		Construction accounting services Bond Series 2019, FY 2019		1,500.00
		51300 3201		

Subtotal	1,500.00
Sales Tax	
Total Invoice Amount	1,500.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,500.00</b>

*AM*



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9411	\$ 1,001.50		Management Services - November
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,001.50</b>		
<b>Variable Contract</b>				
Grau and Associates	GA093019	\$ 23.00		Audit Confirmation - 09/30/19
Grau and Associates	18815	500.00	<b>\$ 523.00</b>	FY19 Audit - 11/04/19
<b>Variable Contract Sub-Total</b>		<b>\$ 523.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 1,524.50</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

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

<b>Vendor</b>	<b>Invoice/Account Number</b>	<b>Amount</b>	<b>Vendor Total</b>	<b>Comments/Description</b>
---------------	-----------------------------------	---------------	-------------------------	-----------------------------

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

Invoice Number: 9411  
Invoice Date: Nov 1, 2019  
Page: 1

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

<b>Ship to:</b>

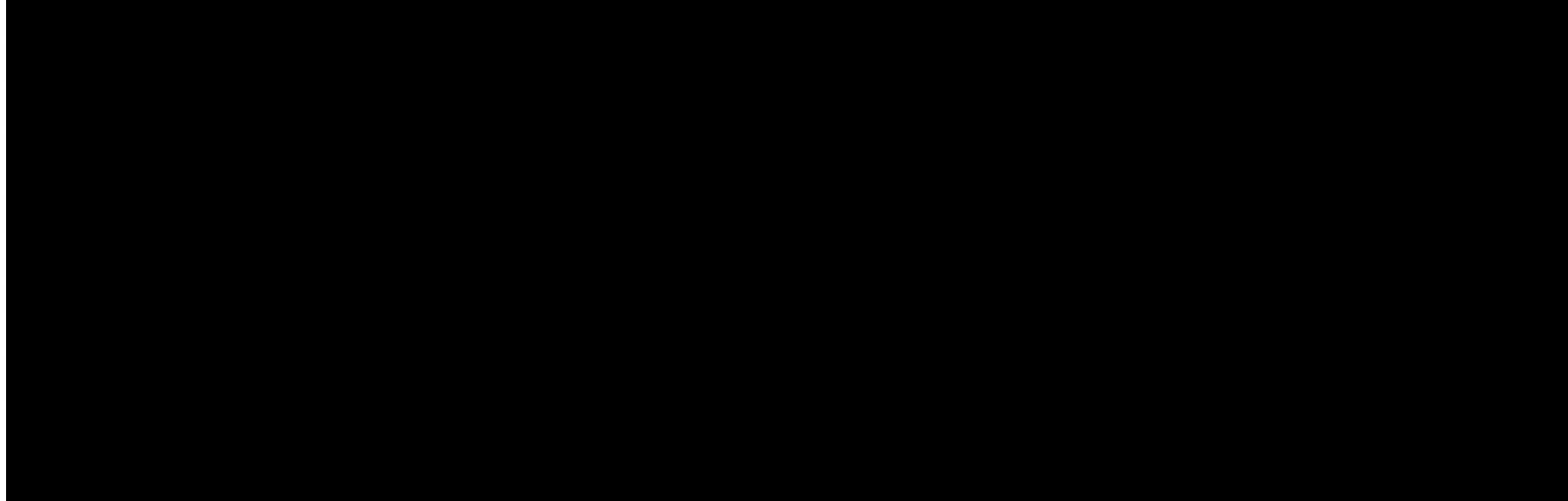
Customer ID	Customer PO	Payment Terms	
North Park Isle CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		11/1/19

[illegible]

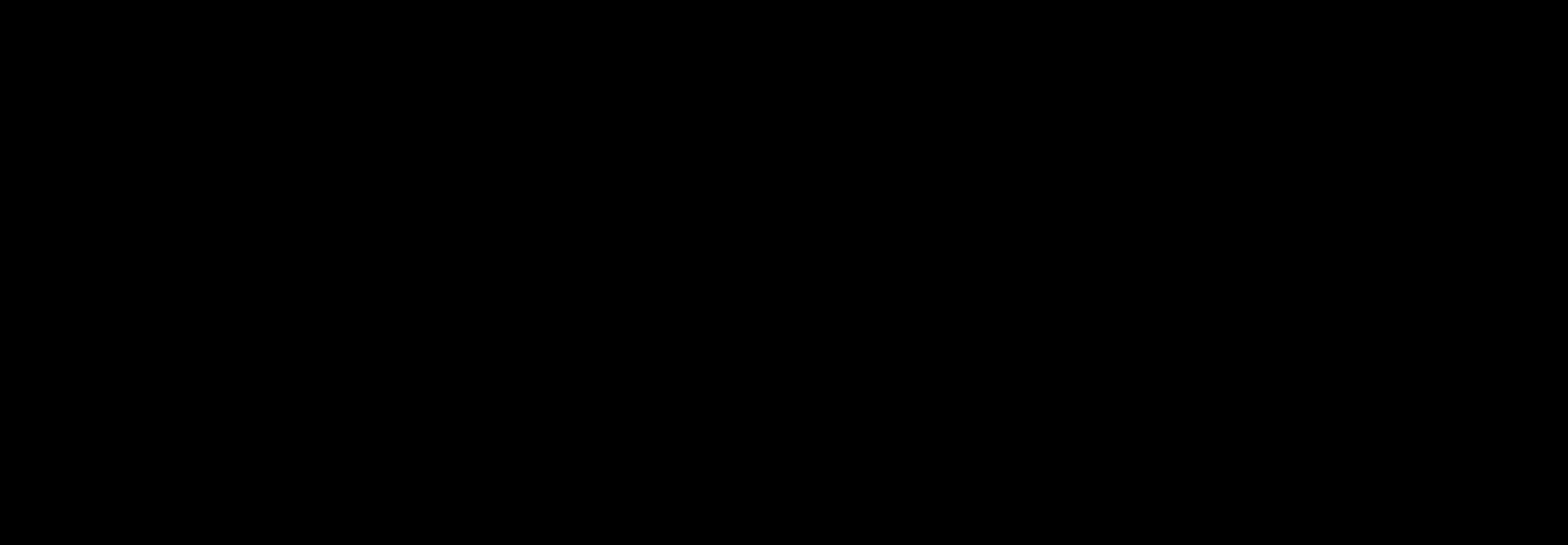
Subtotal	1,001.50
Sales Tax	
Total Invoice Amount	1,001.50
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,001.50</b>

# Grau + Associates

Invoice Month	Date	Request Date	Client Name	Engagement Number	PR#	Qty	Price	Amount
------------------	------	--------------	-------------	----------------------	-----	-----	-------	--------



October	10/23/2019 11:55 AM	09/30/2019	North Park Isle	Meritus	F34668817X14	1	23.00	23.00
---------	------------------------	------------	-----------------	---------	--------------	---	-------	-------



## Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
[www.graucpa.com](http://www.graucpa.com)

Phone: 561-994-9299

Fax: 561-994-5823

*North Park Isle Community Development District*  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Invoice No. 18815  
Date 11/04/2019

SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ 500.00
Current Amount Due	\$ 500.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9514	\$ 1,001.50		Management Services - December
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,001.50</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
ADA Site Compliance	924	\$ 1,500.00		Website Accessibility & Compliance - 10/26/19
<b>Regular Services Sub-Total</b>		<b>\$ 1,500.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 2,501.50</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

Invoice Number: 9514  
Invoice Date: Dec 1, 2019  
Page: 1

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

Ship to:

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
North Park Isle CDD		Net Due	
	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Best Way		12/1/19

<b>Quantity</b>	<b>Item</b>	<b>Description</b>	<b>Unit Price</b>	<b>Amount</b>
		District Management Services - December		1,000.00
		Postage - October		1.50

Subtotal	1,001.50
Sales Tax	
Total Invoice Amount	1,001.50
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,001.50</b>

**ADA Site Compliance**

6400 Boynton Beach Blvd 742721

Boynton Beach, FL 33474

accounting@adasitecompliance.com

**Invoice****BILL TO**

North Park Isle CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
924	10/26/2019	\$1,500.00	11/09/2019	Net 14	

DESCRIPTION	AMOUNT
Website Accessibility & Compliance, Compliance Shield, Accessibility Policy, Technological Auditing	1,500.00

BALANCE DUE

**\$1,500.00**

WAD 51300  
5103



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9474	\$ 1,000.50		Management Services - January
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,000.50</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 1,000.50</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

# INVOICE

Invoice Number: 9474  
Invoice Date: Jan 1, 2020  
Page: 1

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

Ship to:

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
North Park Isle CDD		Net Due	
	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Best Way		1/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - January		1,000.00
		Postage - November		0.50

Subtotal	1,000.50
Sales Tax	
Total Invoice Amount	1,000.50
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,000.50</b>

5

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9566	\$ 1,000.00		Management Services - February
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,000.00</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
Meritus Districts	9611	\$ 5,125.00		Charges for the Differences between Actual Billing and Billed from Oct 19 to Feb 20
<b>Additional Services Sub-Total</b>		<b>\$ 5,125.00</b>		
<b>TOTAL:</b>		<b>\$ 6,125.00</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

Invoice Number: 9566  
Invoice Date: Feb 1, 2020  
Page: 1

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

<b>Ship to:</b>

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
North Park Isle CDD		Net Due	
	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Best Way		2/1/20

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

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

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

**INVOICE**

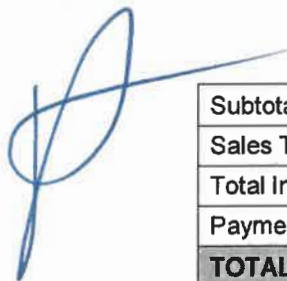
Invoice Number: 9611  
Invoice Date: Feb 11, 2020  
Page: 1

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

<b>Ship to:</b>

Customer ID	Customer PO	Payment Terms	
North Park Isle CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		2/11/20

Quantity	Item	Description	Unit Price	Amount
		Difference between charges for services that should have been billed and actual billing for period 10/1/19 - 2/29/20:		
		District Management Services		2,500.00
		Accounting Services		1,875.00
		Website Administration		750.00



Subtotal	5,125.00
Sales Tax	
Total Invoice Amount	5,125.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>5,125.00</b>

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9648	\$ 2,026.50		Management Services Fee for March 2020
<b>Monthly Contract Sub-Total</b>		<b>\$ 2,026.50</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
Straley Robin Vericker	18046	\$ 151.50		Professional Services Thru 02/15/20
<b>Additional Services Sub-Total</b>		<b>\$ 151.50</b>		
<b>TOTAL:</b>		<b>\$ 2,178.00</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

Invoice Number: 9648  
Invoice Date: Mar 1, 2020  
Page: 1

**Bill To:**

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

**Ship to:**

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
North Park Isle CDD		Net Due	
	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Best Way		3/1/20

[illegible]

Subtotal	2,026.50
Sales Tax	
Total Invoice Amount	2,026.50
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,026.50</b>



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

North Park Isle Community Development District

Meritus Districts

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

February 25, 2020

Client: 001509

Matter: 000001

Invoice #: 18046

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2020

## SERVICES

Date	Person	Description of Services	Hours	
11/25/2019	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD.	0.1	
1/16/2020	JMV	REVIEW COMMUNICATION FROM T. STEWART; DRAFT EMAIL TO T. STEWART.	0.2	
2/6/2020	LB	RESEARCH INFORMATION ON THE DISTRICT ESTABLISHMENT DATE, QUALIFIED ELECTORS AS OF 2019 AND STATUS OF TURNOVER TO RESIDENT BOARD; PREPARE MEMO RE SAME.	0.2	
2/13/2020	LB	EMAILS TO AND FROM B. CRUTCHFIELD RE NOVEMBER LANDOWNERS ELECTIONS; RESEARCH RE SEATS UP IN NOVEMBER FOR THE LANDOWNERS ELECTION.	0.2	
Total Professional Services			0.7	\$151.50

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.3	\$91.50
LB	Lynn Butler	0.4	\$60.00

WJ 51400  
3107

February 25, 2020  
Client: 001509  
Matter: 000001  
Invoice #: 18046

Page: 2

---

Total Services	\$151.50	
Total Disbursements	\$0.00	
Total Current Charges		\$151.50

**PAY THIS AMOUNT**

**\$151.50**

***Please Include Invoice Number on all Correspondence***

# North Park Isle Community Development District

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2020



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 3/31/2020  
(In Whole Numbers)

	General Fund	Debt Service Series 2019	Capital Projects Series 2019	General Fixed Assets Account Group	General Long Term Debt	Total
<b>Assets</b>						
Cash - Operating Account	422	0	0	0	0	422
Revenue Series 2019 #9000	0	3,917	0	0	0	3,917
Interest Series 2019 #9001	0	278,584	0	0	0	278,584
Reserve Series 2019 #9003	0	765,275	0	0	0	765,275
Acq & Const Series 2019 #9005	0	0	8,843,793	0	0	8,843,793
General Series 2019 #9006	0	0	404,011	0	0	404,011
Costs of Issuance Series 2019 #9007	0	0	0	0	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0
Construction Work In Progress	0	0	0	1,527,459	0	1,527,459
Amount Available - Debt Service	0	0	0	0	1,235,754	1,235,754
Amount To Be Provided Debt Service	0	0	0	0	11,159,246	11,159,246
<b>Total Assets</b>	<u>422</u>	<u>1,047,777</u>	<u>9,247,804</u>	<u>1,527,459</u>	<u>12,395,000</u>	<u>24,218,463</u>
<b>Liabilities</b>						
Accounts Payable	9,803	0	0	0	0	9,803
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
<b>Total Liabilities</b>	<u>9,803</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,395,000</u>	<u>12,404,803</u>
<b>Fund Equity &amp; Other Capital Contribution</b>						
Fund Balance - All Other Reserves	0	1,235,754	9,819,594	0	0	11,055,348
Fund Balance - Unreserved	0	0	0	0	0	0
Investment In General Fixed Assets	0	0	0	1,527,459	0	1,527,459
Other	(9,381)	(187,977)	(571,790)	0	0	(769,148)
<b>Total Fund Equity &amp; Other Capital Contribution</b>	<u>(9,381)</u>	<u>1,047,777</u>	<u>9,247,804</u>	<u>1,527,459</u>	<u>0</u>	<u>11,813,660</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>422</u>	<u>1,047,777</u>	<u>9,247,804</u>	<u>1,527,459</u>	<u>12,395,000</u>	<u>24,218,463</u>

**North Park Isle**  
Statement of Revenues & Expenditures  
001 - General Fund  
From 10/1/2019 Through 3/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contribution	81,125	10,598	(70,527)	(87)%
Total Revenues	<u>81,125</u>	<u>10,598</u>	<u>(70,527)</u>	<u>(87)%</u>
Expenditures				
Financial & Administrative				
District Manager	32,000	9,000	23,000	72 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	8,400	0	8,400	100 %
Trustee Fees	8,200	0	8,200	100 %
Accounting Services	4,500	2,250	2,250	50 %
Auditing Services	6,500	523	5,977	92 %
Postage, Phone, Faxes, Copies	150	5	145	97 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	3,500	0	3,500	100 %
Bank Fees	300	105	195	65 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,800	2,400	(600)	(33)%
Legal Council				
District Council	5,000	396	4,605	92 %
Other Physical Environment				
General, Property & Casualty Insurance	6,000	2,819	3,181	53 %
Total Expenditures	<u>81,125</u>	<u>19,979</u>	<u>61,147</u>	<u>75 %</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(9,381)</u>	<u>(9,381)</u>	<u>0 %</u>
Fund Balance: End of Period	<u><u>0</u></u>	<u><u>(9,381)</u></u>	<u><u>(9,381)</u></u>	<u><u>0 %</u></u>

**North Park Isle**  
Statement of Revenues & Expenditures  
200 - Debt Service Series 2019  
From 10/1/2019 Through 3/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	557,169	0	(557,169)	(100)%
Interest Earnings				
Interest Earnings	0	8,362	8,362	0 %
Total Revenues	557,169	8,362	(548,807)	(98)%
Expenditures				
Debt Service Payments				
Debt Service Interest	557,168	190,366	366,802	66 %
Total Expenditures	557,168	190,366	366,802	66 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(5,973)	(5,973)	0 %
Total Other Financing Sources	0	(5,973)	(5,973)	0 %
Excess of Revenue Over (Under) Expenditures	1	(187,977)	(187,978)	18,797,800)%
Fund Balance: Beginning of Period	0	1,235,754	1,235,754	0 %
Fund Balance: End of Period	1	1,047,777	1,047,776	04,777,581 %

**North Park Isle**  
Statement of Revenues & Expenditures  
300 - Capital Projects Series 2019  
From 10/1/2019 Through 3/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Interest Earnings				
Interest Earnings	0	64,529	64,529	0 %
Total Revenues	0	64,529	64,529	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	641,454	(641,454)	0 %
Total Expenditures	0	641,454	(641,454)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	5,135	5,135	0 %
Total Other Financing Sources	0	5,135	5,135	0 %
Excess of Revenue Over (Under) Expenditures	0	(571,790)	(571,790)	0 %
Fund Balance: Beginning of Period	0	9,819,594	9,819,594	0 %
Fund Balance: End of Period	0	9,247,804	9,247,804	0 %

**North Park Isle**  
Statement of Revenues & Expenditures  
900 - General Fixed Assets Account Group  
From 10/1/2019 Through 3/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remainin - Original
Fund Balance: Beginning of Period Investment In General Fixed Assets				
	0	1,527,459	1,527,459	0 %
Total Fund Balance: Beginning of Period	0	1,527,459	1,527,459	0 %
Fund Balance: End of Period	0	1,527,459	886,005	0 %



North Park Isle  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 03/31/2020  
Reconciliation Date: 3/31/2020  
Status: Locked

Bank Balance	422.39
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	422.39
Balance Per Books	<u>422.39</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

North Park Isle  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 03/31/2020

Reconciliation Date: 3/31/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR042	3/31/2020	March Bank Activity	<u>(15.00)</u>
Cleared Deposits				(15.00)
				<u><u>          </u></u>