

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
JUNE 04, 2020**

**NORTH PARK ISLE**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**THURSDAY, JUNE 04, 2020 AT 2:00 P.M.**  
**CALL IN NUMBER: 1-866-906-9330      ACCESS CODE: 4863181**

|                                      |   |   |
|--------------------------------------|---|---|
| <b>District Board of Supervisors</b> | Chairman<br>Vice-Chairman<br>Supervisor<br>Supervisor<br>Supervisor | Jeff Hills<br>Ryan Motko<br>Nick Dister<br>Albert Viera<br>Steve Luce |
| <b>District Manager</b>              | Meritus   | 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

June 04, 2020

Board of Supervisors  
**North Park Isle Community Development District**

The Regular Meeting North Park Isle Community Development District will be held on **June 04, 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. General Matters of the District
- 4. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting May 07, 2020 ..... Tab 02
  - B. Consideration of Operation and Maintenance Expenditures April 2020 ..... Tab 03
  - C. Review of Financial Statements Month Ending April 30, 2020 ..... Tab 04
- 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**

*While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically at 1-866-906-9330, Participant Access Code – 4863181. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at 813-873-7300 to facilitate the Board's consideration of such questions and comments during the meeting.*

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

Sincerely,

Nicole Hicks  
District Manager

**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 JUNE 4, 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

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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<br>Final Operating<br>Budget | Current Period<br>Actuals 10/1/19 -<br>2/29/20 | Projected<br>Revenues &<br>Expenditures<br>3/1/20 to 9/30/20 | Total Actuals and<br>Projections<br>Through 9/30/20 | Over/(Under)<br>Budget Through<br>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<br>Final Operating<br>Budget | Total Actuals and<br>Projections<br>Through 9/30/20 | Over/(Under)<br>Budget Through<br>9/30/20 | Fiscal Year 2021<br>Proposed<br>Operating Budget | Increase /<br>(Decrease) from<br>FY 2020 to FY<br>2021 |
|---|---|---|---|--|--|
| <b>REVENUES</b>   |   |   |   |  |  |
| <b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>                    |   |   |   |  |  |
| Operations & Maintenance Assmts-Off Roll                        | 0.00  | 0.00  | 0.00                                      | 211,325.00                                       | 211,325.00   |
| <b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>              | <b>\$0.00</b>                                 | <b>\$0.00</b>                                       | <b>\$0.00</b>                             | <b>\$211,325.00</b>                              | <b>\$211,325.00</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>\$211,325.00</b>                              | <b>\$139,150.00</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                                      | 5,000.00   | 5,000.00   |
| <b>TOTAL WATER UTILITY SERVICES</b>                             | <b>\$0.00</b>                                 | <b>\$0.00</b>                                       | <b>\$0.00</b>                             | <b>\$5,000.00</b>                                | <b>\$5,000.00</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                                      | 50,000.00  | 50,000.00  |
| 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   |
| <b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>                         | <b>\$6,000.00</b>                             | <b>\$3,500.00</b>                                   | <b>(\$2,500.00)</b>                       | <b>\$73,000.00</b>                               | <b>\$67,000.00</b>                                     |
| <b>TOTAL EXPENDITURES</b>                                       | <b>\$72,175.00</b>                            | <b>\$69,195.00</b>                                  | <b>(\$2,980.00)</b>                       | <b>\$211,325.00</b>                              | <b>\$139,150.00</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            | \$323.13     | <b>\$1,599.73</b>        | -\$156.87                                   |
| <b>Single Family 50'</b>              | 1.25      | 395        | \$1,595.75            | \$600.00     | <b>\$2,195.75</b>        | \$1,595.75            | \$403.91     | <b>\$1,999.66</b>        | -\$196.09                                   |
| <b>Single Family 60'</b>              | 1.50      | 96         | \$1,914.90            | \$700.00     | <b>\$2,614.90</b>        | \$1,914.90            | \$484.69     | <b>\$2,399.59</b>        | -\$215.31                                   |

549

**Notations:**

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

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT**

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May 7, 2020 Minutes of the Regular Meeting

**Minutes of the Regular Meeting**

The Regular Meeting of the Board of Supervisors for the North Park Isle Community Development District was held on **Thursday, May 7, 2020 at 2:00 p.m. via conference call at 1-866-906-9330 with access code 4863181.**

**1. CALL TO ORDER**

Nicole Hicks called the Regular Meeting of the Board of Supervisors of the North Park Isle Community Development District to order on **Thursday, May 7, 2020 at 2:15 p.m.**

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

|              |            |
|--------------|------------|
| Jeff Hills   | Chair      |
| Ryan Motko   | Vice Chair |
| Nick Dister  | Supervisor |
| Steve Luce   | Supervisor |
| Albert Viera | Supervisor |

**Staff Members Present:**

|                  |  |
|------------------|--|
| Brian Lamb       | District Manager, Meritus                |
| Nicole Hicks     | District Manager, Meritus                |
| Debby Nussel     | District Manager, Meritus                |
| Kristen Schalter | District Counsel, 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. BUSINESS ITEMS**

**A. Consideration of Resolution 2020-01; Approving Fiscal Year 2021 Proposed Budget**

The Board tabled this item until the June meeting.



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|--------------|--|
| MOTION TO:   | Table the budget until the June meeting.                         |
| MADE BY:     | Supervisor Hills   |
| SECONDED BY: | Supervisor Dister  |
| DISCUSSION:  | None further   |
| RESULT:      | Called to Vote: Motion PASSED<br>5/0 - Motion Passed Unanimously |

**B. Consideration of Resolution 2020-02; Adopting Statutory Alternative Investment Policies**

Ms. Hicks reviewed the resolution with the Board.

|              |  |
|--------------|--|
| MOTION TO:   | Approve Resolution 2020-02.                                      |
| MADE BY:     | Supervisor Dister  |
| SECONDED BY: | Supervisor Hills   |
| DISCUSSION:  | None further   |
| RESULT:      | Called to Vote: Motion PASSED<br>5/0 - Motion Passed Unanimously |

**C. Acceptance of Financial Report for Fiscal Year Ended September 30, 2019**

The Board reviewed the Financial Report for Fiscal Year Ended September 30, 2019.

|              |   |
|--------------|---|
| MOTION TO:   | Accept the Financial Report for Fiscal Year Ended September 30, 2019. |
| MADE BY:     | Supervisor Motko  |
| SECONDED BY: | Supervisor Luce   |
| DISCUSSION:  | None further  |
| RESULT:      | Called to Vote: Motion PASSED<br>5/0 - Motion Passed Unanimously      |

**D. Annual Disclosure of Qualified Electors**

Ms. Hicks announced that as of April 15, 2020, North Park Isle CDD had 0 qualified electors.

**E. Consideration of Resolution 2020-03; Setting Landowners Election & Meeting**

Ms. Hicks reviewed the resolution with the Board.

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|--------------|--|
| MOTION TO:   | Approve Resolution 2020-03.                                      |
| MADE BY:     | Supervisor Dister  |
| SECONDED BY: | Supervisor Motko   |
| DISCUSSION:  | None further   |
| RESULT:      | Called to Vote: Motion PASSED<br>5/0 - Motion Passed Unanimously |

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**F. Discussion on Acceptance of Compensation for Board Members**

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Ms. Hicks asked each Board supervisor if they would like to accept compensation for Board meetings. Supervisor Hills, Supervisor Motko, Supervisor Dister, and Supervisor Luce accepted compensation. Supervisor Viera declined compensation for Board meetings.

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**G. General Matters of the District**

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There were no general matters of the District to discuss at this time.

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**4. CONSENT AGENDA**

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**A. Consideration of Board of Supervisors Audit Committee Meeting & Regular Meeting Minutes October 3, 2019**

104

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

105

**C. Consideration of Operations and Maintenance Expenditures October 2019 – March 2020**

106

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**C. Review of Financial Statements Month Ending March 31, 2020**

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The Board reviewed the Consent Agenda items.

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|              |  |
|--------------|--|
| MOTION TO:   | Approve Consent Agenda items A-C.                                |
| MADE BY:     | Supervisor Hills   |
| SECONDED BY: | Supervisor Viera   |
| DISCUSSION:  | None further   |
| RESULT:      | Called to Vote: Motion PASSED<br>5/0 - Motion Passed Unanimously |

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**5. VENDOR/STAFF REPORTS**

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**A. District Counsel**

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**B. District Engineer**

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**C. District Manager**

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There were no further reports from staff at this time.

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**6. SUPERVISOR REQUESTS**

There were no supervisor requests at this time.

**7. AUDIENCE QUESTIONS AND COMMENTS**

There were no public comments.

**8. ADJOURNMENT**

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

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

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

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

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

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

\_\_\_\_\_

**Signature**

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

\_\_\_\_\_

**Printed Name**

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165 **Title:**

**Title:**

166  **Secretary**

**Chairman**

167  **Assistant Secretary**

**Vice Chairman**

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*Recorded by Records Administrator*

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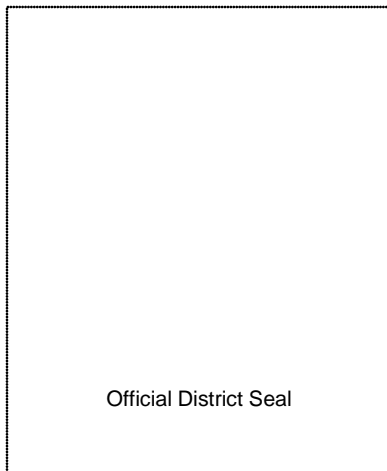
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*Signature*

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*Date*

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**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                    | 9689                   | \$ 2,025.00        |              | District Management Service Charge - April 2020    |
| <b>Monthly Contract Sub-Total</b>    |                        | <b>\$ 2,025.00</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>           |                        |                    |              |  |
| Grau and Associates                  | 19403                  | \$ 2,000.00        |              | Audit FYE 09/30/2019                               |
| Stantec                              | 1640722                | 476.25             |              | Professional Services - General Consulting FY 2020 |
| <b>Additional Services Sub-Total</b> |                        | <b>\$ 2,476.25</b> |              |  |
| <b>TOTAL:</b>                        |                        | <b>\$ 4,501.25</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<br/>Number</b> | <b>Amount</b> | <b>Vendor<br/>Total</b> | <b>Comments/Description</b> |
|---------------|-----------------------------------|---------------|-------------------------|-----------------------------|
|---------------|-----------------------------------|---------------|-------------------------|-----------------------------|

Chairman  Vice Chairman  Assistant Secretary

**Meritus Districts**

2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607

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

**INVOICE**

Invoice Number: 9689  
 Invoice Date: Apr 1, 2020  
 Page: 1

| Bill To:  |
|---|
| North Park Isle CDD<br>2005 Pan Am Circle<br>Suite 300<br>Tampa, FL 33607 |

| Ship to: |
|----------|
|          |

| Customer ID         | Customer PO     | Payment Terms |          |
|---------------------|-----------------|---------------|----------|
| North Park Isle CDD |                 | Net Due       |          |
|                     | Shipping Method | Ship Date     | Due Date |
|                     | Best Way        |               | 4/1/20   |

| Quantity | Item | Description                          | Unit Price | Amount   |
|----------|------|--------------------------------------|------------|----------|
|          |      | District Management Services - April |            | 1,500.00 |
|          |      | Accounting Services                  |            | 375.00   |
|          |      | Website Administration               |            | 150.00   |

|                        |                 |
|------------------------|-----------------|
| Subtotal               | 2,025.00        |
| Sales Tax              |                 |
| Total Invoice Amount   | 2,025.00        |
| Payment/Credit Applied |                 |
| <b>TOTAL</b>           | <b>2,025.00</b> |

Received

APR 06 2020

**Grau and Associates**

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
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. 19403  
Date 04/02/2020

| SERVICE              | AMOUNT             |
|----------------------|--------------------|
| Audit FYE 09/30/2019 | \$ <u>2,000.00</u> |
| Current Amount Due   | \$ <u>2,000.00</u> |

| 0 - 30   | 31 - 60 | 61 - 90 | 91 - 120 | Over 120 | Balance  |
|----------|---------|---------|----------|----------|----------|
| 2,000.00 | 0.00    | 0.00    | 0.00     | 0.00     | 2,000.00 |

Payment due upon receipt.





INVOICE

**Invoice Number** 1640722  
**Invoice Date** April 1, 2020  
**Purchase Order** 215614807  
**Customer Number** 150688  
**Project Number** 215614807

**Bill To**

North Park Isle CCD  
 Accounts Payable  
 c/o Meritus Districts  
 2005 Pan Am Circle  
 Suite 300  
 Tampa FL 33607  
 United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
 13980 Collections Center Drive  
 Chicago IL 60693  
 United States

---

**Project** North Park Isle CDD - District Engineering Services  
 Project Manager Stewart, Tonja L For Period Ending **March 20, 2020**  
 Current Invoice Total (USD) 476.25

---

Process requisitions

**Top Task** 2020 2020 FY General Consulting

**Professional Services**

| Category/Employee                     | Current Hours | Rate   | Current Amount |
|---------------------------------------|---------------|--------|----------------|
| Nurse, Vanessa M                      | 3.75          | 127.00 | 476.25         |
| <b>Subtotal Professional Services</b> | <u>3.75</u>   |        | <u>476.25</u>  |

Top Task Subtotal 2020 FY General Consulting 476.25

---

**Total Fees & Disbursements** 476.25  
**INVOICE TOTAL (USD)** **476.25**

---

**Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.  
 Phone: (239) 985 - 5515 E-mail: [Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)  
**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***  
 Thank you.

# North Park Isle Community Development District

Financial Statements  
(Unaudited)

Period Ending  
April 30, 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 4/30/2020  
(In Whole Numbers)

|   | General Fund   | Debt Service Series<br>2019 | Capital Projects<br>Series 2019 | General Fixed<br>Assets Account<br>Group | General Long Term<br>Debt | Total             |
|---|----------------|-----------------------------|---------------------------------|--|---------------------------|-------------------|
| <b>Assets</b>   |                |                             |                                 |  |                           |                   |
| Cash - Operating Account                                  | 2,282          | 0                           | 0                               | 0  | 0                         | 2,282             |
| Revenue Series 2019 #9000                                 | 0              | 4,034                       | 0                               | 0  | 0                         | 4,034             |
| 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                           | 8,847,773                       | 0  | 0                         | 8,847,773         |
| General Series 2019 #9006                                 | 0              | 0                           | 404,178                         | 0  | 0                         | 404,178           |
| 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>2,282</u>   | <u>1,047,893</u>            | <u>9,251,951</u>                | <u>1,527,459</u>                         | <u>12,395,000</u>         | <u>24,224,586</u> |
| <b>Liabilities</b>  |                |                             |                                 |  |                           |                   |
| Accounts Payable  | 7,050          | 0                           | 0                               | 0  | 0                         | 7,050             |
| 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>7,050</u>   | <u>0</u>                    | <u>0</u>                        | <u>0</u>                                 | <u>12,395,000</u>         | <u>12,402,050</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   | (4,767)        | (187,861)                   | (567,643)                       | 0  | 0                         | (760,271)         |
| <b>Total Fund Equity &amp; Other Capital Contribution</b> | <u>(4,767)</u> | <u>1,047,893</u>            | <u>9,251,951</u>                | <u>1,527,459</u>                         | <u>0</u>                  | <u>11,822,537</u> |
| <b>Total Liabilities &amp; Fund Equity</b>                | <u>2,282</u>   | <u>1,047,893</u>            | <u>9,251,951</u>                | <u>1,527,459</u>                         | <u>12,395,000</u>         | <u>24,224,586</u> |

**North Park Isle**  
Statement of Revenues & Expenditures  
001 - General Fund  
From 10/1/2019 Through 4/30/2020  
(In Whole Numbers)

|   | Total Budget -<br>Original | Current Period<br>Actual | YTD Budget<br>Variance - Original | Percent Total<br>Budget Remainin<br>- Original |
|---|----------------------------|--------------------------|-----------------------------------|--|
| <b>Revenues</b>                                   |                            |                          |                                   |  |
| Contributions & Donations From<br>Private Sources |                            |                          |                                   |  |
| Developer Contribution                            | 81,125                     | 20,249                   | (60,876)                          | (75)%  |
| <b>Total Revenues</b>                             | <b>81,125</b>              | <b>20,249</b>            | <b>(60,876)</b>                   | <b>(75)%</b>                                   |
| <b>Expenditures</b>                               |                            |                          |                                   |  |
| Financial & Administrative                        |                            |                          |                                   |  |
| District Manager                                  | 32,000                     | 10,500                   | 21,500                            | 67 %   |
| District Engineer                                 | 2,000                      | 476                      | 1,524                             | 76 %   |
| Disclosure Report                                 | 8,400                      | 0                        | 8,400                             | 100 %  |
| Trustee Fees                                      | 8,200                      | 0                        | 8,200                             | 100 %  |
| Accounting Services                               | 4,500                      | 2,625                    | 1,875                             | 42 %   |
| Auditing Services                                 | 6,500                      | 2,523                    | 3,977                             | 61 %   |
| Postage, Phone, Faxes, Copies                     | 150                        | 5                        | 145                               | 97 %   |
| Public Officials Insurance                        | 2,500                      | 2,306                    | 194                               | 8 %  |
| Legal Advertising                                 | 3,500                      | 522                      | 2,978                             | 85 %   |
| Bank Fees   | 300                        | 120                      | 180                               | 60 %   |
| Dues, Licenses, & Fees                            | 175                        | 175                      | 0                                 | 0 %  |
| Office Supplies                                   | 100                        | 0                        | 100                               | 100 %  |
| Website Administration                            | 1,800                      | 2,550                    | (750)                             | (42)%  |
| Legal Council                                     |                            |                          |                                   |  |
| District Council                                  | 5,000                      | 396                      | 4,605                             | 92 %   |
| Other Physical Environment                        |                            |                          |                                   |  |
| General, Property & Casualty<br>Insurance         | 6,000                      | 2,819                    | 3,181                             | 53 %   |
| <b>Total Expenditures</b>                         | <b>81,125</b>              | <b>25,017</b>            | <b>56,108</b>                     | <b>69 %</b>                                    |
| Excess of Revenue Over (Under)<br>Expenditures    | 0                          | (4,767)                  | (4,767)                           | 0 %  |
| <b>Fund Balance: End of Period</b>                | <b>0</b>                   | <b>(4,767)</b>           | <b>(4,767)</b>                    | <b>0 %</b>                                     |

**North Park Isle**  
Statement of Revenues & Expenditures  
200 - Debt Service Series 2019  
From 10/1/2019 Through 4/30/2020  
(In Whole Numbers)

|   | Total Budget -<br>Original | Current Period<br>Actual | YTD Budget<br>Variance - Original | Percent Total<br>Budget Remainin<br>- Original |
|---|----------------------------|--------------------------|-----------------------------------|--|
| Revenues                                    |                            |                          |                                   |  |
| Special Assessments - Capital Improvements  |                            |                          |                                   |  |
| Debt Service Assessments - Off Roll         | 557,169                    | 0                        | (557,169)                         | (100)%   |
| Interest Earnings                           |                            |                          |                                   |  |
| Interest Earnings                           | 0                          | 8,909                    | 8,909                             | 0 %  |
| Total Revenues                              | <u>557,169</u>             | <u>8,909</u>             | <u>(548,260)</u>                  | <u>(98)%</u>                                   |
| Expenditures                                |                            |                          |                                   |  |
| Debt Service Payments                       |                            |                          |                                   |  |
| Debt Service Interest                       | 557,168                    | 190,366                  | 366,802                           | 66 %   |
| Total Expenditures                          | <u>557,168</u>             | <u>190,366</u>           | <u>366,802</u>                    | <u>66 %</u>                                    |
| Other Financing Sources                     |                            |                          |                                   |  |
| Interfund Transfer                          |                            |                          |                                   |  |
| Interfund Transfer                          | 0                          | (6,404)                  | (6,404)                           | 0 %  |
| Total Other Financing Sources               | <u>0</u>                   | <u>(6,404)</u>           | <u>(6,404)</u>                    | <u>0 %</u>                                     |
| Excess of Revenue Over (Under) Expenditures | 1                          | (187,861)                | (187,862)                         | 18,786,151)%                                   |
| Fund Balance: Beginning of Period           | 0                          | 1,235,754                | 1,235,754                         | 0 %  |
| Fund Balance: End of Period                 | <u>1</u>                   | <u>1,047,893</u>         | <u>1,047,892</u>                  | <u>04,789,230 %</u>                            |

**North Park Isle**  
Statement of Revenues & Expenditures  
300 - Capital Projects Series 2019  
From 10/1/2019 Through 4/30/2020  
(In Whole Numbers)

|  | Total Budget -<br>Original | Current Period<br>Actual | YTD Budget<br>Variance - Original | Percent Total<br>Budget Remainin<br>- Original |
|--|----------------------------|--------------------------|-----------------------------------|--|
| Revenues                                       |                            |                          |                                   |  |
| Interest Earnings                              |                            |                          |                                   |  |
| Interest Earnings                              | 0                          | 68,360                   | 68,360                            | 0 %  |
| Total Revenues                                 | <u>0</u>                   | <u>68,360</u>            | <u>68,360</u>                     | <u>0 %</u>                                     |
| Expenditures                                   |                            |                          |                                   |  |
| Other Physical Environment                     |                            |                          |                                   |  |
| Improvements Other Than<br>Buildings           | 0                          | 641,454                  | (641,454)                         | 0 %  |
| Total Expenditures                             | <u>0</u>                   | <u>641,454</u>           | <u>(641,454)</u>                  | <u>0 %</u>                                     |
| Other Financing Sources                        |                            |                          |                                   |  |
| Interfund Transfer                             |                            |                          |                                   |  |
| Interfund Transfer                             | 0                          | 5,451                    | 5,451                             | 0 %  |
| Total Other Financing Sources                  | <u>0</u>                   | <u>5,451</u>             | <u>5,451</u>                      | <u>0 %</u>                                     |
| Excess of Revenue Over (Under)<br>Expenditures | 0                          | (567,643)                | (567,643)                         | 0 %  |
| Fund Balance: Beginning of Period              | 0                          | 9,819,594                | 9,819,594                         | 0 %  |
| Fund Balance: End of Period                    | <u><u>0</u></u>            | <u><u>9,251,951</u></u>  | <u><u>9,251,951</u></u>           | <u><u>0 %</u></u>                              |

**North Park Isle**  
Statement of Revenues & Expenditures  
900 - General Fixed Assets Account Group  
From 10/1/2019 Through 4/30/2020  
(In Whole Numbers)

|  | Total Budget -<br>Original | Current Period<br>Actual | YTD Budget<br>Variance - Original | Percent Total<br>Budget Remainin<br>- Original |
|--|----------------------------|--------------------------|-----------------------------------|--|
| Fund Balance: Beginning of Period<br>Investment In General Fixed<br>Assets | 0                          | 1,527,459                | 1,527,459                         | 0 %  |
| Total Fund Balance: Beginning<br>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: 04/30/2020  
Reconciliation Date: 4/30/2020  
Status: Locked

|                                  |                    |
|----------------------------------|--------------------|
| Bank Balance                     | 2,282.39           |
| 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          | 2,282.39           |
| Balance Per Books                | <u>2,282.39</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: 04/30/2020

Reconciliation Date: 4/30/2020

Status: Locked

Cleared Checks/Vouchers

| <u>Document Number</u>  | <u>Document Date</u> | <u>Document Description</u>       | <u>Document Amount</u> | <u>Payee</u>           |
|-------------------------|----------------------|-----------------------------------|------------------------|------------------------|
| 1043                    | 4/20/2020            | System Generated<br>Check/Voucher | 1,500.00               | ADA Site Compliance    |
| 1044                    | 4/20/2020            | System Generated<br>Check/Voucher | 6,125.00               | Meritus Districts      |
| 1045                    | 4/20/2020            | System Generated<br>Check/Voucher | 151.50                 | Straley Robin Vericker |
| Cleared Checks/Vouchers |                      |                                   | <u>7,776.50</u>        |                        |

North Park Isle  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 04/30/2020  
Reconciliation Date: 4/30/2020  
Status: Locked

Cleared Deposits

| <u>Deposit Number</u> | <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u>       | <u>Document Amount</u> |
|-----------------------|------------------------|----------------------|-----------------------------------|------------------------|
|                       | CR044                  | 4/10/2020            | Developer Funding -<br>04.10.2020 | 9,651.50               |
|                       | CR045                  | 4/30/2020            | April Bank Activity               | <u>(15.00)</u>         |
| Cleared Deposits      |                        |                      |                                   | <u>9,636.50</u>        |