

***SOLTERRA RESORT  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Audit Committee  
Meeting***

***Thursday  
August 25, 2016***

***10:00 a.m.***

***At the:***

***Solterra Resort Amenity Center  
5200 Oakmont Blvd.  
Davenport, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Solterra Resort Community Development District

---

Development Planning and Financing Group  
15310 Amberly Drive, Suite 175, Tampa, Florida 33647  
Phone: 813-374-9105

Board of Supervisors  
**Solterra Resort Community  
Development District**

Dear Audit Committee Members:

The Audit Committee meeting of the Solterra Resort Community Development District is scheduled for Thursday, **August 25, 2016, at 10:00 a.m. at the Solterra Resort Amenities Center located at 5200 Oakmont Blvd. Davenport, Fl.**

*The advanced copy of the agenda for the meeting is attached along with associated documentation for your consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.*

The balance of the agenda is routine in nature and staff will present their reports at the meeting. In the meantime if you have any questions, please contact me.

Sincerely,

Patricia Comings-Thibault  
District Manager

## **SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, **August 25, 2016**  
Time: 10:00 a.m.  
Location: Solterra Resort Amenity Center  
5200 Oakmont Blvd.  
Davenport, Florida

Conference Call No.: (712) 775-7031  
Code: 109-516-380

### ***AGENDA*** ***AUDIT COMMITTEE MEETING***

#### **I. Call to Order**

#### **II. Administrative Matters**

A. Review of RFP and Evaluation Criteria

Exhibit 1

#### **III. Business Matters**

A. Authorization to Proceed with Publication of RFP

B. Scheduling of Next Meeting Date

#### **IV. Adjournment**

# EXHIBIT 1

Request for Proposals for Auditor Services

**Solterra Resort  
Community Development  
District**

District Manager:

**DEVELOPMENT PLANNING AND FINANCING GROUP**

**SOLTERRA RESORT  
COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2016, 2017 & 2018  
Polk County, Florida**

**INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than Monday September 26, 2016 at 11:00 a.m. at the offices of the District Manager, Development Planning & Financing Group [DPFG], located at 15310 Amberly Drive, Suite 175, Tampa, Florida 33647. Proposals will be publicly opened at that time.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit two (2) original of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Solterra Resort Community Development District" on the face of it; and one (1) electronic copy to [carolyn.stewart@dpfg.com](mailto:carolyn.stewart@dpfg.com).

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

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

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

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

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

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

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal
- E. Interim internal control testing required and is to be completed by January 31<sup>st</sup> from unaudited preliminary general ledger
- F. Remaining internal control testing to be completed by May 1<sup>st</sup>
- G. Review of all minutes and subsequent needs related to the review of the minutes to be completed by January 31<sup>st</sup>

**Section 13. Legal Expenses** The successful proposer agrees that they will reimburse the CDD for Legal expenses incurred as a result of a late audit caused by the actions or inactions of the auditing firm.

**SECTION 14. PROTESTS.** Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the proposed contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid contract award.

**SECTION 15. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.



**Publish: 8 - 29**

**Solterra Resort Community  
Development District Request for  
Proposals for Annual Audit Services**

The Solterra Resort Community Development District hereby requests proposals for annual financial auditing services. The proposals must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2016, with an option for two 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 District is located in Polk County and is approximately less than 637 acres in area. The District currently has an annual operating budget of approximately \$ 633,000 dollars inclusive of debt service. The final contract will require that the Audit for Fiscal Year 2016 be completed no later than June 1, 2017.

The Auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Governmental Auditing Standards", as adopted by the Florida Board of Accountancy Audit shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposals packages, which include additional qualification requirements, evaluation criteria and instructions to proposers, are available from the office of the District Manager at the address listed below.

Proposers must provide two (2) hardcopies of their proposal to Development Planning & Financing Group, Attn: Carolyn Stewart, Auditing Services, 15310 Amberly Drive, Suite 175, Tampa, Florida, 33647, Telephone (813) 374-9105, in an envelope marked on the outside "Auditing Services, Solterra Resort Community Development District."; and one (1) electronic copy to carolyn.stewart@dpfg.com Proposals must be received by 11:00 a.m. on Monday September 26, 2016, at the offices listed above. Please direct all questions regarding this notice to the District's Management office.

DPFG,  
District Manager





### **Real Estate Consulting Services:**

Land Secured Public Financing  
School District  
Reimbursement and Credit  
Fiscal Impact  
Service Districts  
Municipal District Services  
Development Impact Fee  
Redevelopment District  
Affordable Housing Financing  
Other Public Financing  
Compliance  
Entitlement Analysis  
Cash Flow Feasibility Analysis

Disclosure Services  
Engineering Services  
Project Management Services  
Capital Markets Group  
Property Tax Appeals  
CDD Management Services  
Look Back Diagnostic Review  
Lender Services  
Asset Management Services  
Portfolio Management Services  
Economic Impact  
Market Analysis

**[www.dpfg.com](http://www.dpfg.com)**

#### **Orange County, CA**

27127 Calle Arroyo, Suite 1910  
San Juan Capistrano, CA 92675  
P: (949) 388-9269  
F: (949) 388-9272

#### **Sacramento, CA**

4380 Auburn Blvd.  
Sacramento, CA 95841  
P: (916) 480-0305  
F: (916) 480-0499

#### **Las Vegas, NV**

3277 E. Warm Springs Road,  
Suite 100  
Las Vegas, NV 89120  
P: (702) 478-9277  
F: (702) 629-5497

#### **Boise, ID**

950 West Bannock, 11th Floor  
Boise, ID 83702  
P: (208) 319-3576  
F: (208) 439-7339

#### **Phoenix, AZ**

3302 East Indian School Road  
Phoenix, AZ 85018  
P: (602) 381-3226  
F: (602) 381-1203

#### **Austin, TX**

8140 Exchange Drive  
Austin, TX 78754  
P: (512) 732-0295  
F: (512) 732-0297

#### **Orlando, FL**

1060 Maitland Center Commons,  
Suite 340  
Maitland, FL 32751  
P: (321) 263-0132  
F: (321) 263-0136

#### **Tampa, FL**

15310 Amberly Drive, Suite 175  
Tampa, FL 33647  
P: (813) 374-9104  
F: (813) 374-9106

#### **Research Triangle, NC**

1340 Environ Way, Suite 328  
Chapel Hill, NC 27517  
P: (919) 321-0232  
F: (919) 869-2508

#### **Charleston, SC**

4000 S. Faber Place Drive, Suite 300  
N. Charleston, SC 29405  
P: (843) 277-0021  
F: (919) 869-2508