

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2020



District Management Services, LLC
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North Park Isle
Balance Sheet
As of 10/31/2020
(In Whole Numbers)

	General Fund	Debt Service Series 2019	Capital Projects Series 2019	General Fixed Assets Account Group	General Long Term Debt	Total
Assets						
Cash - Operating Account	15,761	0	0	0	0	15,761
Revenue Series 2019 #9000	0	278,584	0	0	0	278,584
Interest Series 2019 #9001	0	0	0	0	0	0
Reserve Series 2019 #9003	0	765,275	0	0	0	765,275
Acq & Const Series 2019 #9005	0	0	5,265,579	0	0	5,265,579
General Series 2019 #9006	0	0	404,190	0	0	404,190
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
Prepaid Trustee Fees	2,694	0	0	0	0	2,694
Construction Work In Progress	0	0	0	5,109,892	0	5,109,892
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
Total Assets	<u>18,455</u>	<u>1,043,859</u>	<u>5,669,769</u>	<u>5,109,892</u>	<u>12,395,000</u>	<u>24,236,975</u>
Liabilities						
Accounts Payable	42,222	0	0	0	0	42,222
Accounts Payable - Other	0	0	0	0	0	0
Accrue Expenses Payable	0	0	0	0	0	0
Revenue Bond Payable Series 2019	0	0	0	0	12,395,000	12,395,000
Total Liabilities	<u>42,222</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,395,000</u>	<u>12,437,222</u>
Fund Equity & Other Capital Contribution						
Fund Balance - All Other Reserves	0	769,310	5,669,737	0	0	6,439,047
Fund Balance - Unreserved	0	0	0	0	0	0
Investment In General Fixed Assets	0	0	0	5,109,892	0	5,109,892
Legislative	0	0	0	0	0	0
Other	(23,767)	274,549	32	0	0	250,813
Total Fund Equity & Other Capital Contribution	<u>(23,767)</u>	<u>1,043,859</u>	<u>5,669,769</u>	<u>5,109,892</u>	<u>0</u>	<u>11,799,753</u>
Total Liabilities & Fund Equity	<u>18,455</u>	<u>1,043,859</u>	<u>5,669,769</u>	<u>5,109,892</u>	<u>12,395,000</u>	<u>24,236,975</u>

North Park Isle
Statement of R & E
001 - General Fund
From 10/1/2020 Through 10/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O & M Assessments - Off Roll	211,325	0	(211,325)	(100)%
Contributions & Donations From Private Sources				
Developer Contribution	0	11,597	11,597	0 %
Total Revenues	<u>211,325</u>	<u>11,597</u>	<u>(199,728)</u>	<u>(95)%</u>
Expenditures				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Manager	32,000	17,500	14,500	45 %
District Engineer	4,000	0	4,000	100 %
Disclosure Report	7,200	0	7,200	100 %
Trustee Fees	8,000	337	7,663	96 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	5,900	26	5,874	100 %
Postage, Phone, Faxes, Copies	150	3	147	98 %
Public Officials Insurance	2,500	4,612	(2,112)	(84)%
Legal Advertising	2,000	5,165	(3,165)	(158)%
Bank Fees	300	15	285	95 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,200	1,650	(450)	(38)%
ADA Website Compliance	1,800	0	1,800	100 %
Legal Council				
District Counsel	5,000	243	4,757	95 %
Water Utility Services				
Water Utility Services	5,000	0	5,000	100 %
Utility Services				
Street Lights	50,000	0	50,000	100 %
Other Physical Environment				
Waterway Management Program - Contract	12,000	0	12,000	100 %
Irrigation Maintenance	5,000	0	5,000	100 %
General, Property & Casualty Insurance	6,000	5,638	362	6 %
Landscaping - Contract	50,000	0	50,000	100 %
Total Expenditures	<u>211,325</u>	<u>35,364</u>	<u>175,961</u>	<u>83 %</u>

North Park Isle
Statement of R & E
001 - General Fund
From 10/1/2020 Through 10/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	0	(23,767)	(23,767)	0 %
Fund Balance. End of Period	0	(23,767)	(23,767)	0 %

North Park Isle
Statement of R & E
200 - Debt Service Series 2019
From 10/1/2020 Through 10/31/2020
(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	763,363	0	(763,363)	(100)%
Interest Earnings				
Interest Earnings	0	4	4	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	274,549	274,549	0 %
Total Revenues	763,363	274,553	(488,810)	(64)%
Expenditures				
Debt Service Payments				
Debt Service Interest	553,363	0	553,363	100 %
Debt Service Principal	210,000	0	210,000	100 %
Total Expenditures	763,363	0	763,363	100 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(4)	(4)	0 %
Total Other Financing Sources	0	(4)	(4)	0 %
Excess of Revenues Over (Under) Expenditures	0	274,549	274,549	0 %
Fund Balance. Beginning of Period				
Fund Balance - All Other Reserves				
	0	769,310	769,310	0 %
Total Fund Balance. Beginning of Period	0	769,310	769,310	0 %
Fund Balance. End of Period	0	1,043,859	1,043,859	0 %

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

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	28	28	0 %
Total Revenues	0	28	28	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	4	4	0 %
Total Other Financing Sources	0	4	4	0 %
Excess of Revenues Over (Under)	0	32	32	0 %
Expenditures				
Fund Balance. Beginning of Period				
Fund Balance - All Other Reserves	0	5,669,737	5,669,737	0 %
Total Fund Balance. Beginning of Period	0	5,669,737	5,669,737	0 %
Fund Balance. End of Period	0	5,669,769	5,669,769	0 %

North Park Isle
Statement of R & E
900 - General Fixed Assets Account Group
From 10/1/2020 Through 10/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance. Beginning of Period				
Investment In General Fixed Assets	0	5,109,892	5,109,892	0 %
Total Fund Balance. Beginning of Period	0	5,109,892	5,109,892	0 %
Fund Balance. End of Period	0	5,109,892	5,109,892	0 %

**North Park Isle
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 10/31/2020

Reconciliation Date: 10/31/2020

Status: Locked

Bank Balance	15,761.31
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	15,761.31
Balance Per Books	<u>15,761.31</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: 10/31/2020

Reconciliation Date: 10/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1071	10/1/2020	System Generated Check/Voucher	401.10	Times Publishing Company
1073	10/19/2020	System Generated Check/Voucher	175.00	Florida Department of Economic Opportunity
1074	10/22/2020	System Generated Check/Voucher	4,040.63	U. S. Bank
Cleared Checks/Vouchers			<u>4,616.73</u>	

**North Park Isle
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 10/31/2020

Reconciliation Date: 10/31/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CK 1228	10/13/2020	Developer Funding - 10.13.2020 NPI Development	3,925.00	
CK 1230	10/26/2020	Developer Funding - 10.13.2020 NPI Development	15,639.90	
001	10/31/2020	October Bank Activity	<u>(15.00)</u>	
Cleared Deposits			19,549.90	