

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
December 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 12/31/2020
(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	839	0	0	0	0	839
Revenue Series 2019 #9000	0	1	0	0	0	1
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	3,338,324	0	0	3,338,324
General Series 2019 #9006	0	0	404,194	0	0	404,194
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	2,020	0	0	0	0	2,020
Construction Work In Progress	0	0	0	7,037,205	0	7,037,205
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>2,860</u>	<u>765,276</u>	<u>3,742,518</u>	<u>7,037,205</u>	<u>12,395,000</u>	<u>23,942,858</u>
Liabilities						
Accounts Payable	24,616	0	0	0	0	24,616
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>24,616</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,395,000</u>	<u>12,419,616</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	7,037,205	0	7,037,205
Other	(21,757)	(4,034)	(1,927,219)	0	0	(1,953,010)
Total Fund Equity & Other Capital Contribution	<u>(21,757)</u>	<u>765,276</u>	<u>3,742,518</u>	<u>7,037,205</u>	<u>0</u>	<u>11,523,242</u>
Total Liabilities & Fund Equity	<u>2,860</u>	<u>765,276</u>	<u>3,742,518</u>	<u>7,037,205</u>	<u>12,395,000</u>	<u>23,942,858</u>

North Park Isle
Statement of R & E
001 - General Fund
From 10/1/2020 Through 12/31/2020
(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	14,634	14,634	0 %
Total Revenues	<u>211,325</u>	<u>14,634</u>	<u>(196,691)</u>	<u>(93)%</u>
Expenditures				
Legislative				
Supervisor Fees	4,000	800	3,200	80 %
Financial & Administrative				
District Manager	32,000	20,500	11,500	36 %
District Engineer	4,000	684	3,317	83 %
Disclosure Report	7,200	0	7,200	100 %
Trustee Fees	8,000	673	7,327	92 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	5,900	26	5,874	100 %
Postage, Phone, Faxes, Copies	150	14	136	91 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	2,000	5,165	(3,165)	(158)%
Bank Fees	300	30	270	90 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,200	1,950	(750)	(63)%
ADA Website Compliance	1,800	0	1,800	100 %
Legal Council				
District Counsel	5,000	912	4,088	82 %
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	2,819	3,181	53 %
Landscaping - Contract	50,000	0	50,000	100 %
Total Expenditures	<u>211,325</u>	<u>36,054</u>	<u>175,271</u>	<u>83 %</u>

North Park Isle
 Statement of R & E
 001 - General Fund
 From 10/1/2020 Through 12/31/2020
 (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	(21,420)	(21,420)	0 %
Fund Balance. End of Period	0	(21,420)	(21,420)	0 %

North Park Isle
Statement of R & E
200 - Debt Service Series 2019
From 10/1/2020 Through 12/31/2020
(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	13	13	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	274,549	274,549	0 %
Total Revenues	<u>763,363</u>	<u>274,562</u>	<u>(488,801)</u>	<u>(64)%</u>
Expenditures				
Debt Service Payments				
Debt Service Interest	553,363	278,584	274,779	50 %
Debt Service Principal	210,000	0	210,000	100 %
Total Expenditures	<u>763,363</u>	<u>278,584</u>	<u>484,779</u>	<u>64 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(11)	(11)	0 %
Total Other Financing Sources	<u>0</u>	<u>(11)</u>	<u>(11)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(4,034)</u>	<u>(4,034)</u>	<u>0 %</u>
Fund Balance. Beginning of Period				
Fund Balance - All Other Reserves	0	769,310	769,310	0 %
Total Fund Balance. Beginning of Period	<u>0</u>	<u>769,310</u>	<u>769,310</u>	<u>0 %</u>
Fund Balance. End of Period	<u>0</u>	<u>765,276</u>	<u>765,276</u>	<u>0 %</u>

North Park Isle
Statement of R & E
300 - Capital Projects Series 2019
From 10/1/2020 Through 12/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	82	82	0 %
Total Revenues	<u>0</u>	<u>82</u>	<u>82</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,927,313	(1,927,313)	0 %
Total Expenditures	<u>0</u>	<u>1,927,313</u>	<u>(1,927,313)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	11	11	0 %
Total Other Financing Sources	<u>0</u>	<u>11</u>	<u>11</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(1,927,219)</u>	<u>(1,927,219)</u>	<u>0 %</u>
Fund Balance. Beginning of Period				
Fund Balance - All Other Reserves	0	5,669,737	5,669,737	0 %
Total Fund Balance. Beginning of Period	<u>0</u>	<u>5,669,737</u>	<u>5,669,737</u>	<u>0 %</u>
Fund Balance. End of Period	<u>0</u>	<u>3,742,518</u>	<u>3,742,518</u>	<u>0 %</u>

North Park Isle
Statement of R & E
900 - General Fixed Assets Account Group
From 10/1/2020 Through 12/31/2020
(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	7,037,205	7,037,205	0 %
Total Fund Balance. Beginning of Period	0	7,037,205	7,037,205	0 %
Fund Balance. End of Period	0	7,037,205	5,109,892	0 %

North Park Isle
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 12/31/2020
Reconciliation Date: 12/31/2020
Status: Locked

Bank Balance	865.21
Less Outstanding Checks/Vouchers	26.00
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	839.21
Balance Per Books	<u>839.21</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: 12/31/2020
Reconciliation Date: 12/31/2020
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1086	12/17/2020	System Generated Check/Voucher	26.00	Grau and Associates
Outstanding Checks/Vouchers			26.00	

North Park Isle
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 12/31/2020

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1079	11/1/2020	System Generated Check/Voucher	200.00	Nicholas J. Dister
1080	11/1/2020	System Generated Check/Voucher	200.00	Ryan Motko
1087	12/17/2020	System Generated Check/Voucher	3,750.00	Meritus Districts
1088	12/17/2020	System Generated Check/Voucher	4,251.60	Times Publishing Company
1089	12/23/2020	System Generated Check/Voucher	348.15	Straley Robin Vericker
CD004	12/31/2020	Bank Fee	<u>15.00</u>	
Cleared Checks/Vouchers			<u>8,764.75</u>	

North Park Isle
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 12/31/2020
Reconciliation Date: 12/31/2020
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
001	12/16/2020	Developer Funding - 12.15.20	<u>8,161.87</u>	
Cleared Deposits			<u>8,161.87</u>	