

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2021



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 1/31/2021
(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 | 824 | 0 | 0 | 0 | 0 | 824 |
| 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 | 1,919,371 | 0 | 0 | 1,919,371 |
| General Series 2019 #9006 | 0 | 0 | 404,196 | 0 | 0 | 404,196 |
| 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 | 1,684 | 0 | 0 | 0 | 0 | 1,684 |
| Construction Work In Progress | 0 | 0 | 0 | 8,456,181 | 0 | 8,456,181 |
| 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>2,508</u> | <u>765,276</u> | <u>2,323,567</u> | <u>8,456,181</u> | <u>12,395,000</u> | <u>23,942,531</u> |
| Liabilities | | | | | | |
| Accounts Payable | 27,245 | 0 | 0 | 0 | 0 | 27,245 |
| 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>27,245</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>12,395,000</u> | <u>12,422,245</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 | 8,456,181 | 0 | 8,456,181 |
| Other | (24,737) | (4,034) | (3,346,170) | 0 | 0 | (3,374,942) |
| Total Fund Equity & Other Capital Contribution | <u>(24,737)</u> | <u>765,276</u> | <u>2,323,567</u> | <u>8,456,181</u> | <u>0</u> | <u>11,520,286</u> |
| Total Liabilities & Fund Equity | <u>2,508</u> | <u>765,276</u> | <u>2,323,567</u> | <u>8,456,181</u> | <u>12,395,000</u> | <u>23,942,531</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 | 211,325 | 14,634 | (196,691) | (93)% |
| 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 | 1,010 | 6,990 | 87 % |
| 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 | 211,325 | 36,391 | 174,934 | 83 % |

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 | (21,757) | (21,757) | 0 % |
| Fund Balance. End of Period | 0 | (21,757) | (21,757) | 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 | 0 | 82 | 82 | 0 % |
| Expenditures | | | | |
| Other Physical Environment | | | | |
| Improvements Other Than Buildings | 0 | 1,927,313 | (1,927,313) | 0 % |
| Total Expenditures | 0 | 1,927,313 | (1,927,313) | 0 % |
| Other Financing Sources | | | | |
| Interfund Transfer | | | | |
| Interfund Transfer | 0 | 11 | 11 | 0 % |
| Total Other Financing Sources | 0 | 11 | 11 | 0 % |
| Excess of Revenues Over (Under) Expenditures | 0 | (1,927,219) | (1,927,219) | 0 % |
| 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 | 3,742,518 | 3,742,518 | 0 % |

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: 01/31/2021
Reconciliation Date: 1/31/2021
Status: Locked

| | |
|----------------------------------|--------------------|
| Bank Balance | 824.21 |
| 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 | 824.21 |
| Balance Per Books | <u>824.21</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: 01/31/2021

Reconciliation Date: 1/31/2021

Status: Locked

Cleared 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 |
| CD008 | 1/31/2021 | January Bank Fee | <u>15.00</u> | |
| Cleared Checks/Vouchers | | | 41.00 | |
| | | | <u><u>41.00</u></u> | |