

# North Park Isle Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2021



District Management Services, LLC  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
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**North Park Isle**  
Balance Sheet  
As of 2/28/2021  
(In Whole Numbers)

	General Fund	Debt Service Series 2019	Capital Projects Series 2019	General Fixed Assets Account Group	General Long Term Debt	Total
<b>Assets</b>						
Cash - Operating Account	2,602	0	0	0	0	2,602
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	489,490	0	0	489,490
General Series 2019 #9006	0	0	404,198	0	0	404,198
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	1,347	0	0	0	0	1,347
Construction Work In Progress	0	0	0	9,886,079	0	9,886,079
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>3,949</u>	<u>765,276</u>	<u>893,688</u>	<u>9,886,079</u>	<u>12,395,000</u>	<u>23,943,993</u>
<b>Liabilities</b>						
Accounts Payable	9,401	0	0	0	0	9,401
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>9,401</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,395,000</u>	<u>12,404,401</u>
<b>Fund Equity &amp; Other Capital Contribution</b>						
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	9,886,079	0	9,886,079
Other	(5,452)	(4,034)	(4,776,048)	0	0	(4,785,535)
<b>Total Fund Equity &amp; Other Capital Contribution</b>	<u>(5,452)</u>	<u>765,276</u>	<u>893,688</u>	<u>9,886,079</u>	<u>0</u>	<u>11,539,592</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>3,949</u>	<u>765,276</u>	<u>893,688</u>	<u>9,886,079</u>	<u>12,395,000</u>	<u>23,943,993</u>

**North Park Isle**  
Statement of R & E  
001 - General Fund  
From 10/1/2020 Through 2/28/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O & M Assessments - Off Roll	211,325	0	(211,325)	(100)%
Contributions & Donations From Private Sources				
Developer Contribution	0	38,669	38,669	0 %
<b>Total Revenues</b>	<b>211,325</b>	<b>38,669</b>	<b>(172,656)</b>	<b>(82)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,000	1,800	2,200	55 %
Financial & Administrative				
District Manager	32,000	24,479	7,522	24 %
District Engineer	4,000	815	3,186	80 %
Disclosure Report	7,200	900	6,300	88 %
Trustee Fees	8,000	1,684	6,316	79 %
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	60	240	80 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,200	2,250	(1,050)	(88)%
ADA Website Compliance	1,800	0	1,800	100 %
Legal Council				
District Counsel	5,000	1,629	3,371	67 %
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 %
<b>Total Expenditures</b>	<b>211,325</b>	<b>44,121</b>	<b>167,204</b>	<b>79 %</b>

**North Park Isle**  
 Statement of R & E  
 001 - General Fund  
 From 10/1/2020 Through 2/28/2021  
 (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	(5,452)	(5,452)	0 %
Fund Balance. End of Period	0	(5,452)	(5,452)	0 %

**North Park Isle**  
Statement of R & E  
200 - Debt Service Series 2019  
From 10/1/2020 Through 2/28/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	763,363	0	(763,363)	(100)%
Interest Earnings				
Interest Earnings	0	21	21	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	274,549	274,549	0 %
<b>Total Revenues</b>	<u>763,363</u>	<u>274,569</u>	<u>(488,794)</u>	<u>(64)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Debt Service Interest	553,363	278,584	274,779	50 %
Debt Service Principal	210,000	0	210,000	100 %
<b>Total Expenditures</b>	<u>763,363</u>	<u>278,584</u>	<u>484,779</u>	<u>64 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	(19)	(19)	0 %
<b>Total Other Financing Sources</b>	<u>0</u>	<u>(19)</u>	<u>(19)</u>	<u>0 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>(4,034)</u>	<u>(4,034)</u>	<u>0 %</u>
<b>Fund Balance. Beginning of Period</b>				
Fund Balance - All Other Reserves	0	769,310	769,310	0 %
<b>Total Fund Balance. Beginning of Period</b>	<u>0</u>	<u>769,310</u>	<u>769,310</u>	<u>0 %</u>
<b>Fund Balance. End of Period</b>	<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 2/28/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	120	120	0 %
Total Revenues	0	120	120	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	4,776,187	(4,776,187)	0 %
Total Expenditures	0	4,776,187	(4,776,187)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	19	19	0 %
Total Other Financing Sources	0	19	19	0 %
Excess of Revenues Over (Under) Expenditures	0	(4,776,048)	(4,776,048)	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	893,688	893,688	0 %

**North Park Isle**  
 Statement of R & E  
 900 - General Fixed Assets Account Group  
 From 10/1/2020 Through 2/28/2021  
 (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	9,886,079	9,886,079	0 %
Total Fund Balance. Beginning of Period	0	9,886,079	9,886,079	0 %
Fund Balance. End of Period	0	9,886,079	5,109,892	0 %

North Park Isle  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 02/28/2021  
Reconciliation Date: 2/28/2021  
Status: Locked

Bank Balance	2,801.91
Less Outstanding Checks/Vouchers	200.00
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	2,601.91
Balance Per Books	<u>2,601.91</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: 02/28/2021  
Reconciliation Date: 2/28/2021  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1093	2/18/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
Outstanding Checks/Vouchers			200.00	

North Park Isle  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 02/28/2021

Reconciliation Date: 2/28/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1090	2/18/2021	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1091	2/18/2021	System Generated Check/Voucher	200.00	Alberto Viera
1092	2/18/2021	System Generated Check/Voucher	19,303.30	Meritus Districts
1094	2/18/2021	System Generated Check/Voucher	200.00	Ryan Motko
1095	2/18/2021	System Generated Check/Voucher	200.00	Steven K. Luce
1096	2/18/2021	System Generated Check/Voucher	639.00	Straley Robin Vericker
CD010	2/28/2021	February Bank Fee	<u>15.00</u>	
Cleared Checks/Vouchers			<u>22,057.30</u>	

North Park Isle  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 02/28/2021  
Reconciliation Date: 2/28/2021  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
1300	2/11/2021	Developer Funding - 02.11.2021	24,035.00	
Cleared Deposits			24,035.00	