

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
March 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 3/31/2021
(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	403	0	0	0	0	403
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	893,698	0	0	893,698
General Series 2019 #9006	0	0	0	0	0	0
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	1,010	0	0	0	0	1,010
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
Total Assets	<u>1,414</u>	<u>765,276</u>	<u>893,698</u>	<u>9,886,079</u>	<u>12,395,000</u>	<u>23,941,467</u>
Liabilities						
Accounts Payable	8,035	0	0	0	0	8,035
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>8,035</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,395,000</u>	<u>12,403,035</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	9,886,079	0	9,886,079
Other	(6,622)	(4,034)	(4,776,039)	0	0	(4,786,695)
Total Fund Equity & Other Capital Contribution	<u>(6,622)</u>	<u>765,276</u>	<u>893,698</u>	<u>9,886,079</u>	<u>0</u>	<u>11,538,432</u>
Total Liabilities & Fund Equity	<u>1,414</u>	<u>765,276</u>	<u>893,698</u>	<u>9,886,079</u>	<u>12,395,000</u>	<u>23,941,467</u>

North Park Isle
Statement of R & E
001 - General Fund
From 10/1/2020 Through 3/31/2021
(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	42,988	42,988	0 %
Total Revenues	211,325	42,988	(168,337)	(80)%
Expenditures				
Legislative				
Supervisor Fees	4,000	2,600	1,400	35 %
Financial & Administrative				
District Manager	32,000	24,479	7,522	24 %
District Engineer	4,000	2,636	1,365	34 %
Disclosure Report	7,200	900	6,300	88 %
Trustee Fees	8,000	2,020	5,980	75 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	5,900	1,526	4,374	74 %
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	75	225	75 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,200	900	300	25 %
ADA Website Compliance	1,800	1,500	300	17 %
Legal Council				
District Counsel	5,000	2,495	2,505	50 %
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	49,610	161,715	77 %

North Park Isle
Statement of R & E
001 - General Fund
From 10/1/2020 Through 3/31/2021
(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	(6,622)	(6,622)	0 %
Fund Balance. End of Period	0	(6,622)	(6,622)	0 %

North Park Isle
Statement of R & E
200 - Debt Service Series 2019
From 10/1/2020 Through 3/31/2021
(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	24	24	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	274,549	274,549	0 %
Total Revenues	763,363	274,573	(488,790)	(64)%
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	763,363	278,584	484,779	64 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(23)	(23)	0 %
Total Other Financing Sources	0	(23)	(23)	0 %
Excess of Revenues Over (Under) Expenditures	0	(4,034)	(4,034)	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	765,276	765,276	0 %

North Park Isle
Statement of R & E
300 - Capital Projects Series 2019
From 10/1/2020 Through 3/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	126	126	0 %
Total Revenues	0	126	126	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	23	23	0 %
Total Other Financing Sources	0	23	23	0 %
Excess of Revenues Over (Under) Expenditures	0	(4,776,039)	(4,776,039)	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	893,698	893,698	0 %

North Park Isle
Statement of R & E
900 - General Fixed Assets Account Group
From 10/1/2020 Through 3/31/2021
(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: 03/31/2021
Reconciliation Date: 3/31/2021
Status: Locked

Bank Balance	603.41
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	403.41
Balance Per Books	<u>403.41</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: 03/31/2021
Reconciliation Date: 3/31/2021
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: 03/31/2021

Reconciliation Date: 3/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1097	3/1/2021	System Generated Check/Voucher	1,660.90	Meritus Districts
1098	3/1/2021	System Generated Check/Voucher	683.50	Stantec Consulting services Inc.
1099	3/11/2021	System Generated Check/Voucher	1,650.00	Meritus Districts
1100	3/11/2021	System Generated Check/Voucher	978.50	Stantec Consulting services Inc.
1101	3/11/2021	System Generated Check/Voucher	29.75	Straley Robin Vericker
1102	3/18/2021	System Generated Check/Voucher	1,500.00	Grau and Associates
CD011	3/31/2021	March Bank Fee	<u>15.00</u>	
Cleared Checks/Vouchers			<u>6,517.65</u>	

North Park Isle
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 03/31/2021
Reconciliation Date: 3/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
1315	3/10/2021	Developer Funding - 03.10.21	<u>4,319.15</u>	
Cleared Deposits			<u>4,319.15</u>	