

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 7/31/2021
(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	1,089	0	0	0	0	1,089
Revenue Series 2019 #9000	0	0	0	0	0	0
Interest Series 2019 #9001	0	0	0	0	0	0
Sinking Fund Series 2019 #9002	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	23,571	0	0	23,571
General Series 2019 #9006	0	1	0	0	0	1
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	0	0	0	0	0	0
Construction Work In Progress	0	0	0	10,756,226	0	10,756,226
Amount Available - Debt Service	0	0	0	0	1,235,754	1,235,754
Amount To Be Provided Debt Service	0	0	0	0	10,949,246	10,949,246
Total Assets	<u>1,089</u>	<u>765,277</u>	<u>23,571</u>	<u>10,756,226</u>	<u>12,185,000</u>	<u>23,731,163</u>
Liabilities						
Accounts Payable	28,151	0	0	0	0	28,151
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	12,185,000	12,185,000
Total Liabilities	<u>28,151</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,185,000</u>	<u>12,213,151</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	10,756,226	0	10,756,226
Other	(27,062)	(4,033)	(5,646,166)	0	0	(5,677,262)
Total Fund Equity & Other Capital Contribution	<u>(27,062)</u>	<u>765,277</u>	<u>23,571</u>	<u>10,756,226</u>	<u>0</u>	<u>11,518,012</u>
Total Liabilities & Fund Equity	<u>1,089</u>	<u>765,277</u>	<u>23,571</u>	<u>10,756,226</u>	<u>12,185,000</u>	<u>23,731,163</u>

North Park Isle
Statement of R & E
001 - General Fund
From 10/1/2020 Through 7/31/2021
(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	56,617	56,617	0 %
Total Revenues	211,325	56,617	(154,708)	(73)%
Expenditures				
Legislative				
Supervisor Fees	4,000	4,200	(200)	(5)%
Financial & Administrative				
District Manager	32,000	30,479	1,522	5 %
District Engineer	4,000	3,147	854	21 %
Disclosure Report	7,200	900	6,300	88 %
Trustee Fees	8,000	3,030	4,970	62 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	5,900	2,926	2,974	50 %
Postage, Phone, Faxes, Copies	150	40	110	74 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	2,000	6,850	(4,850)	(243)%
Bank Fees	300	135	165	55 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	100	30	70	70 %
Website Administration	1,200	1,000	200	17 %
ADA Website Compliance	1,800	1,500	300	17 %
Legal Council				
District Counsel	5,000	5,062	(62)	(1)%
Water Utility Services				
Water Utility Services	5,000	0	5,000	100 %
Utility Services				
Street Lights	50,000	3,152	46,848	94 %
Other Physical Environment				
Waterway Management Program - Contract	12,000	7,804	4,196	35 %
Irrigation Maintenance	5,000	0	5,000	100 %
General, Property & Casualty Insurance	6,000	2,819	3,181	53 %
Landscaping - Contract	50,000	8,125	41,875	84 %
Total Expenditures	211,325	83,680	127,645	60 %

North Park Isle
 Statement of R & E
 001 - General Fund
 From 10/1/2020 Through 7/31/2021
 (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	(27,062)	(27,062)	0 %
Fund Balance. End of Period	0	(27,062)	(27,062)	0 %

North Park Isle
Statement of R & E
200 - Debt Service Series 2019
From 10/1/2020 Through 7/31/2021
(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	488,583	(274,780)	(37)%
Interest Earnings				
Interest Earnings	0	41	41	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	274,549	274,549	0 %
Total Revenues	<u>763,363</u>	<u>763,173</u>	<u>(190)</u>	<u>(0)%</u>
Expenditures				
Debt Service Payments				
Debt Service Interest	553,363	557,169	(3,806)	(1)%
Debt Service Principal	210,000	210,000	0	0 %
Total Expenditures	<u>763,363</u>	<u>767,169</u>	<u>(3,806)</u>	<u>(0)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(38)	(38)	0 %
Total Other Financing Sources	<u>0</u>	<u>(38)</u>	<u>(38)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	0	(4,033)	(4,033)	0 %
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>765,277</u>	<u>765,277</u>	<u>0 %</u>

North Park Isle
Statement of R & E
300 - Capital Projects Series 2019
From 10/1/2020 Through 7/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	130	130	0 %
Total Revenues	<u>0</u>	<u>130</u>	<u>130</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	5,646,334	(5,646,334)	0 %
Total Expenditures	<u>0</u>	<u>5,646,334</u>	<u>(5,646,334)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	38	38	0 %
Total Other Financing Sources	<u>0</u>	<u>38</u>	<u>38</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(5,646,166)</u>	<u>(5,646,166)</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>23,571</u>	<u>23,571</u>	<u>0 %</u>

North Park Isle
Statement of R & E
900 - General Fixed Assets Account Group
From 10/1/2020 Through 7/31/2021
(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	10,756,226	10,756,226	0 %
Total Fund Balance. Beginning of Period	0	10,756,226	10,756,226	0 %
Fund Balance. End of Period	0	10,756,226	5,109,892	0 %

North Park Isle
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/2021
Reconciliation Date: 7/31/2021
Status: Locked

Bank Balance	1,288.91
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	1,088.91
Balance Per Books	<u>1,088.91</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: 07/31/2021
Reconciliation Date: 7/31/2021
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1123	7/15/2021	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: 07/31/2021

Reconciliation Date: 7/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1114	5/13/2021	System Generated Check/Voucher	200.00	Ryan Motko
1121	7/15/2021	System Generated Check/Voucher	200.00	Alberto Viera
1122	7/15/2021	System Generated Check/Voucher	1,203.06	Meritus Districts
1124	7/15/2021	System Generated Check/Voucher	200.00	Ryan Motko
1125	7/15/2021	System Generated Check/Voucher	200.00	Steven K. Luce
1126	7/15/2021	System Generated Check/Voucher	543.50	Straley Robin Vericker
CD017	7/30/2021	July Bank Fee	<u>15.00</u>	
Cleared Checks/Vouchers			<u>2,561.56</u>	

North Park Isle
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/2021
Reconciliation Date: 7/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
1375	7/12/2021	Developer Funding - 07.12.21	<u>3,442.06</u>	
Cleared Deposits			<u>3,442.06</u>	