

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2019



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 7/31/2019
(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	1,410	0	0	0	0	1,410
Revenue Series 2019 #9000	0	76	0	0	0	76
Interest Series 2019 #9001	0	463,275	0	0	0	463,275
Reserve Series 2019 #9003	0	765,275	0	0	0	765,275
Acq & Const Series 2019 #9005	0	0	9,696,601	0	0	9,696,601
General Series 2019 #9006	0	0	400,065	0	0	400,065
Costs of Issuance Series 2019 #9007	0	0	6,034	0	0	6,034
Prepaid General Liability Insurance	687	0	0	0	0	687
Prepaid Public Officials Insurance	563	0	0	0	0	563
Construction Work In Progress	0	0	0	574,725	0	574,725
Amount To Be Provided Debt Service	0	0	0	0	12,395,000	12,395,000
Total Assets	<u>2,660</u>	<u>1,228,627</u>	<u>10,102,700</u>	<u>574,725</u>	<u>12,395,000</u>	<u>24,303,711</u>
Liabilities						
Accounts Payable	2,450	0	0	0	0	2,450
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>2,450</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,395,000</u>	<u>12,397,450</u>
Fund Equity & Other Capital Contribution						
Fund Balance - Unreserved	(11,397)	0	0	0	0	(11,397)
Investment In General Fixed Assets	0	0	0	574,725	0	574,725
Interest Earnings	0	201	1,650	0	0	1,850
Debt Proceeds	0	1,234,225	10,854,650	0	0	12,088,876
Other	11,607	(5,675)	(753,725)	0	0	(747,792)
Total Fund Equity & Other Capital Contribution	<u>210</u>	<u>1,228,751</u>	<u>10,102,575</u>	<u>574,725</u>	<u>0</u>	<u>11,906,261</u>
Total Liabilities & Fund Equity	<u>2,660</u>	<u>1,228,751</u>	<u>10,102,575</u>	<u>574,725</u>	<u>12,395,000</u>	<u>24,303,711</u>

North Park Isle
Statement of Revenues & Expenditures
001 - General Fund
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contribution	72,175	32,696	(39,479)	(55)%
Total Revenues	72,175	32,696	(39,479)	(55)%
Expenditures				
Financial & Administrative				
District Manager	32,000	10,000	22,000	69 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	5,000	0	5,000	100 %
Trustee Fees	4,000	0	4,000	100 %
Accounting Services	3,750	0	3,750	100 %
Auditing Services	5,000	0	5,000	100 %
Postage, Phone, Faxes, Copies	150	2	148	99 %
Public Officials Insurance	2,500	1,688	813	33 %
Legal Advertising	3,500	1,156	2,344	67 %
Bank Fees	300	143	157	52 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	100	60	40	40 %
Website Administration	2,700	4,950	(2,250)	(83)%
Legal Council				
District Council	5,000	2,116	2,884	58 %
Other Physical Environment				
General, Property & Casualty Insurance	6,000	2,063	3,937	66 %
Total Expenditures	72,175	22,352	49,823	69 %
Excess of Revenue Over (Under) Expenditures	0	10,344	10,344	0 %

North Park Isle
Statement of Revenues & Expenditures
200 - Debt Service Series 2019
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	201	201	0 %
Total Revenues	0	201	201	0 %
Expenditures				
Financial & Administrative				
Trustee Fees	0	5,675	(5,675)	0 %
Total Expenditures	0	5,675	(5,675)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	1,234,225	1,234,225	0 %
Interfund Transfer				
Interfund Transfer	0	(124)	(124)	0 %
Total Other Financing Sources	0	1,234,101	1,234,101	0 %
Excess of Revenue Over (Under)	0	1,228,627	1,228,627	0 %
Expenditures				

North Park Isle
Statement of Revenues & Expenditures
300 - Capital Projects Series 2019
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1,650	1,650	0 %
Total Revenues	<u>0</u>	<u>1,650</u>	<u>1,650</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
District Engineer	0	10,000	(10,000)	0 %
Leagal Counsel	0	46,000	(46,000)	0 %
Underwriter Counsel	0	46,000	(46,000)	0 %
Trustee Counsel	0	5,250	(5,250)	0 %
Postage, Phone, Faxes, Copies	0	1,250	(1,250)	0 %
Legal Council				
District Council	0	35,500	(35,500)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	574,725	(574,725)	0 %
Total Expenditures	<u>0</u>	<u>753,725</u>	<u>(753,725)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	124	124	0 %
Debt Proceeds				
Bond Proceeds	0	10,854,650	10,854,650	0 %
Total Other Financing Sources	<u>0</u>	<u>10,854,775</u>	<u>10,854,775</u>	<u>0 %</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>10,102,700</u>	<u>10,102,700</u>	<u>0 %</u>

North Park Isle
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/2019
Reconciliation Date: 7/31/2019
Status: Locked

Bank Balance	1,409.89
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	1,409.89
Balance Per Books	<u>1,409.89</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: 07/31/2019

Reconciliation Date: 7/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1024	7/1/2019	System Generated Check/Voucher	1,001.00	Meritus Districts
1025	7/18/2019	System Generated Check/Voucher	499.50	Straley Robin Vericker
Cleared Checks/Vouchers			1,500.50	

**North Park Isle
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 07/31/2019

Reconciliation Date: 7/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR016	7/16/2019	North Park Isle Development CK 1086	1,121.50
	CR017	7/31/2019	July Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u>1,106.50</u>



Account Statement

NORTH PARK ISLE COMMUNITY DEVELOPEMEN
 2005 PAN AM CIR STE 120
 TAMPA FL 33607-2529

Questions? Please call
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		07/01/2019 - 07/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$1,803.89	Average Balance	\$1,212.27
Deposits/Credits	\$1,121.50	Average Collected Balance	\$1,176.11
Checks	\$1,500.50	Number of Days in Statement Period	31
Withdrawals/Debits	\$15.00		
Ending Balance	\$1,409.89		

Overdraft Protection
 Account Number: _____ Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	07/18	1,121.50		DEPOSIT				
Deposits/Credits: 1				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1024	1,001.00	07/02	1025	499.50	07/24
Checks: 2						

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	07/31	15.00		MAINTENANCE FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	07/01	1,803.89	1,803.89	07/19	1,924.39	1,924.39
	07/02	802.89	802.89	07/24	1,424.89	1,424.89
	07/18	1,924.39	803.39	07/31	1,409.89	1,409.89

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.