

# North Park Isle Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2019



District Management Services, LLC  
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**North Park Isle**  
Balance Sheet  
As of 9/30/2019  
(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	2,018	0	0	0	0	2,018
Revenue Series 2019 #9000	0	1,528	0	0	0	1,528
Interest Series 2019 #9001	0	468,950	0	0	0	468,950
Reserve Series 2019 #9003	0	765,275	0	0	0	765,275
Acq & Const Series 2019 #9005	0	0	9,418,283	0	0	9,418,283
General Series 2019 #9006	0	0	401,311	0	0	401,311
Costs of Issuance Series 2019 #9007	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
Construction Work In Progress	0	0	0	886,005	0	886,005
Amount To Be Provided Debt Service	0	0	0	0	12,395,000	12,395,000
<b>Total Assets</b>	<u>2,018</u>	<u>1,235,754</u>	<u>9,819,594</u>	<u>886,005</u>	<u>12,395,000</u>	<u>24,338,372</u>
<b>Liabilities</b>						
Accounts Payable	8,644	0	0	0	0	8,644
Accounts Payable - Other	0	0	0	0	0	0
Accrue Expenses Payable	2,400	0	0	0	0	2,400
Revenue Bond Payable Series 2019	0	0	0	0	12,395,000	12,395,000
<b>Total Liabilities</b>	<u>11,044</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,395,000</u>	<u>12,406,044</u>
<b>Fund Equity &amp; Other Capital Contribution</b>						
Fund Balance - Unreserved	(11,397)	0	0	0	0	(11,397)
Investment In General Fixed Assets	0	0	0	886,005	0	886,005
Interest Earnings	0	4,034	33,119	0	0	37,153
Debt Proceeds	0	1,234,225	10,854,650	0	0	12,088,876
Other	2,371	(5,675)	(1,065,005)	0	0	(1,068,309)
<b>Total Fund Equity &amp; Other Capital Contribution</b>	<u>(9,026)</u>	<u>1,232,585</u>	<u>9,822,764</u>	<u>886,005</u>	<u>0</u>	<u>11,932,327</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>2,018</u>	<u>1,232,585</u>	<u>9,822,764</u>	<u>886,005</u>	<u>12,395,000</u>	<u>24,338,372</u>

**North Park Isle**  
Statement of Revenues & Expenditures  
001 - General Fund  
From 10/1/2018 Through 9/30/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Contributions & Donations From Private Sources				
Interest Earnings	0	4,218	4,218	0 %
Developer Contribution	72,175	33,697	(38,478)	(53)%
<b>Total Revenues</b>	<b>72,175</b>	<b>37,915</b>	<b>(34,260)</b>	<b>(47)%</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	32,000	12,000	20,000	63 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	5,000	900	4,100	82 %
Trustee Fees	4,000	0	4,000	100 %
Accounting Services	3,750	1,500	2,250	60 %
Auditing Services	5,000	0	5,000	100 %
Postage, Phone, Faxes, Copies	150	2	148	99 %
Public Officials Insurance	2,500	4,556	(2,056)	(82)%
Legal Advertising	3,500	2,688	812	23 %
Bank Fees	300	173	127	42 %
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	2,972	2,029	41 %
Other Physical Environment				
General, Property & Casualty Insurance	6,000	5,569	431	7 %
<b>Total Expenditures</b>	<b>72,175</b>	<b>35,544</b>	<b>36,631</b>	<b>51 %</b>
<b>Excess of Revenue Over (Under) Expenditures</b>	<b>0</b>	<b>2,371</b>	<b>2,371</b>	<b>0 %</b>

**North Park Isle**  
Statement of Revenues & Expenditures  
200 - Debt Service Series 2019  
From 10/1/2018 Through 9/30/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	4,034	4,034	0 %
<b>Total Revenues</b>	<b>0</b>	<b>4,034</b>	<b>4,034</b>	<b>0 %</b>
<b>Expenditures</b>				
Financial & Administrative				
Trustee Fees	0	5,675	(5,675)	0 %
<b>Total Expenditures</b>	<b>0</b>	<b>5,675</b>	<b>(5,675)</b>	<b>0 %</b>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	5,675	5,675	0 %
Debt Proceeds				
Bond Proceeds	0	1,234,225	1,234,225	0 %
Interfund Transfer				
Interfund Transfer	0	(2,506)	(2,506)	0 %
<b>Total Other Financing Sources</b>	<b>0</b>	<b>1,237,394</b>	<b>1,237,394</b>	<b>0 %</b>
Excess of Revenue Over (Under) Expenditures	0	1,235,754	1,235,754	0 %

**North Park Isle**  
Statement of Revenues & Expenditures  
300 - Capital Projects Series 2019  
From 10/1/2018 Through 9/30/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	33,119	33,119	0 %
Total Revenues	<u>0</u>	<u>33,119</u>	<u>33,119</u>	<u>0 %</u>
<b>Expenditures</b>				
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	886,005	(886,005)	0 %
Total Expenditures	<u>0</u>	<u>1,065,005</u>	<u>(1,065,005)</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	2,506	2,506	0 %
Debt Proceeds				
Bond Proceeds	0	10,854,650	10,854,650	0 %
Interfund Transfer				
Interfund Transfer	0	(5,675)	(5,675)	0 %
Total Other Financing Sources	<u>0</u>	<u>10,851,481</u>	<u>10,851,481</u>	<u>0 %</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>9,819,594</u>	<u>9,819,594</u>	<u>0 %</u>

**North Park Isle**  
**Reconcile Cash Accounts**

**Summary**

**Cash Account: 10101 Cash - Operating Account**  
**Reconciliation ID: 09/30/2019**  
**Reconciliation Date: 9/30/2019**  
**Status: Locked**

Bank Balance	2,018.04
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	2,018.04
Balance Per Books	<u>2,018.04</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: 09/30/2019**

**Reconciliation Date: 9/30/2019**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1029	9/12/2019	System Generated Check/Voucher	1,000.00	Meritus Districts
1030	9/12/2019	System Generated Check/Voucher	453.95	Straley Robin Vericker
1031	9/12/2019	System Generated Check/Voucher	607.26	Times Publishing Company
1032	9/19/2019	System Generated Check/Voucher	256.70	Times Publishing Company
Cleared Checks/Vouchers			<hr/> 2,317.91 <hr/> <hr/>	

**North Park Isle  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash - Operating Account**

**Reconciliation ID: 09/30/2019**

**Reconciliation Date: 9/30/2019**

**Status: Locked**

**Cleared Deposits**

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR021	9/11/2019	North Park Isle Development CK 1097	4,218.16
	CR024	9/30/2019	September Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u>4,203.16</u>