

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2020



District Management Services, LLC
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North Park Isle
Balance Sheet
As of 1/31/2020
(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	1,454	0	0	0	0	1,454
Revenue Series 2019 #9000	0	3,364	0	0	0	3,364
Interest Series 2019 #9001	0	278,584	0	0	0	278,584
Reserve Series 2019 #9003	0	765,275	0	0	0	765,275
Acq & Const Series 2019 #9005	0	0	8,911,755	0	0	8,911,755
General Series 2019 #9006	0	0	403,219	0	0	403,219
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
Construction Work In Progress	0	0	0	1,440,432	0	1,440,432
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>1,454</u>	<u>1,047,223</u>	<u>9,314,974</u>	<u>1,440,432</u>	<u>12,395,000</u>	<u>24,199,083</u>
Liabilities						
Accounts Payable	3,502	0	0	0	0	3,502
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>3,502</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,395,000</u>	<u>12,398,502</u>
Fund Equity & Other Capital Contribution						
Fund Balance - All Other Reserves	0	1,235,754	9,819,594	0	0	11,055,348
Fund Balance - Unreserved	0	0	0	0	0	0
Investment In General Fixed Assets	0	0	0	1,440,432	0	1,440,432
Other	(2,048)	(188,531)	(504,620)	0	0	(695,199)
Total Fund Equity & Other Capital Contribution	<u>(2,048)</u>	<u>1,047,223</u>	<u>9,314,974</u>	<u>1,440,432</u>	<u>0</u>	<u>11,800,581</u>
Total Liabilities & Fund Equity	<u>1,454</u>	<u>1,047,223</u>	<u>9,314,974</u>	<u>1,440,432</u>	<u>12,395,000</u>	<u>24,199,083</u>

North Park Isle
Statement of Revenues & Expenditures
001 - General Fund
From 10/1/2019 Through 1/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contribution	81,125	9,597	(71,528)	(88)%
Total Revenues	81,125	9,597	(71,528)	(88)%
Expenditures				
Financial & Administrative				
District Manager	32,000	4,000	28,000	88 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	8,400	0	8,400	100 %
Trustee Fees	8,200	0	8,200	100 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	523	5,977	92 %
Postage, Phone, Faxes, Copies	150	4	147	98 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	3,500	0	3,500	100 %
Bank Fees	300	75	225	75 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,800	1,500	300	17 %
Legal Council				
District Council	5,000	244	4,756	95 %
Other Physical Environment				
General, Property & Casualty Insurance	6,000	2,819	3,181	53 %
Total Expenditures	81,125	11,646	69,480	86 %
Excess of Revenue Over (Under) Expenditures	0	(2,048)	(2,048)	0 %
Fund Balance: End of Period	0	(2,048)	(2,048)	0 %

North Park Isle
Statement of Revenues & Expenditures
200 - Debt Service Series 2019
From 10/1/2019 Through 1/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	557,169	0	(557,169)	(100)%
Interest Earnings				
Interest Earnings	0	5,760	5,760	0 %
Total Revenues	<u>557,169</u>	<u>5,760</u>	<u>(551,409)</u>	<u>(99)%</u>
Expenditures				
Debt Service Payments				
Debt Service Interest	557,168	190,366	366,802	66 %
Total Expenditures	<u>557,168</u>	<u>190,366</u>	<u>366,802</u>	<u>66 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(3,924)	(3,924)	0 %
Total Other Financing Sources	<u>0</u>	<u>(3,924)</u>	<u>(3,924)</u>	<u>0 %</u>
Excess of Revenue Over (Under) Expenditures	1	(188,531)	(188,532)	18,853,163)%
Fund Balance: Beginning of Period	0	1,235,754	1,235,754	0 %
Fund Balance: End of Period	<u>1</u>	<u>1,047,223</u>	<u>1,047,222</u>	<u>04,722,218 %</u>

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

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Interest Earnings				
Interest Earnings	0	46,173	46,173	0 %
Total Revenues	<u>0</u>	<u>46,173</u>	<u>46,173</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	554,426	(554,426)	0 %
Total Expenditures	<u>0</u>	<u>554,426</u>	<u>(554,426)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	3,633	3,633	0 %
Total Other Financing Sources	<u>0</u>	<u>3,633</u>	<u>3,633</u>	<u>0 %</u>
Excess of Revenue Over (Under) Expenditures	0	(504,620)	(504,620)	0 %
Fund Balance: Beginning of Period				
	0	9,819,594	9,819,594	0 %
Fund Balance: End of Period	<u><u>0</u></u>	<u><u>9,314,974</u></u>	<u><u>9,314,974</u></u>	<u><u>0 %</u></u>

North Park Isle
Statement of Revenues & Expenditures
900 - General Fixed Assets Account Group
From 10/1/2019 Through 1/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remainin - Original
Fund Balance: Beginning of Period Investment In General Fixed Assets	0	1,440,432	1,440,432	0 %
Total Fund Balance: Beginning of Period	0	1,440,432	1,440,432	0 %
Fund Balance: End of Period	0	1,440,432	886,005	0 %

North Park Isle
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 1/31/2020
Reconciliation Date: 1/31/2020
Status: Locked

Bank Balance	1,453.89
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	1,453.89
Balance Per Books	<u>1,453.89</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: 1/31/2020

Reconciliation Date: 1/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1038	1/16/2020	System Generated Check/Voucher	2,450.00	ADA Site Compliance
1039	1/16/2020	System Generated Check/Voucher	523.00	Grau and Associates
1040	1/16/2020	System Generated Check/Voucher	4,401.50	Meritus Districts
Cleared Checks/Vouchers			<u>7,374.50</u>	

North Park Isle
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 1/31/2020
Reconciliation Date: 1/31/2020
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR036	1/8/2020	Developer Funding - 01.08.20	8,464.57
	CR038	1/31/2020	January Bank Activity	<u>(15.00)</u>
Cleared Deposits				8,449.57