

# North Park Isle Community Development District

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2020



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 3/31/2020  
(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	422	0	0	0	0	422
Revenue Series 2019 #9000	0	3,917	0	0	0	3,917
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	8,843,793	0	0	8,843,793
General Series 2019 #9006	0	0	404,011	0	0	404,011
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	1,527,459	0	1,527,459
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
<b>Total Assets</b>	<u>422</u>	<u>1,047,777</u>	<u>9,247,804</u>	<u>1,527,459</u>	<u>12,395,000</u>	<u>24,218,463</u>
<b>Liabilities</b>						
Accounts Payable	9,803	0	0	0	0	9,803
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
<b>Total Liabilities</b>	<u>9,803</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,395,000</u>	<u>12,404,803</u>
<b>Fund Equity &amp; Other Capital Contribution</b>						
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	1,527,459	0	1,527,459
Other	(9,381)	(187,977)	(571,790)	0	0	(769,148)
<b>Total Fund Equity &amp; Other Capital Contribution</b>	<u>(9,381)</u>	<u>1,047,777</u>	<u>9,247,804</u>	<u>1,527,459</u>	<u>0</u>	<u>11,813,660</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>422</u>	<u>1,047,777</u>	<u>9,247,804</u>	<u>1,527,459</u>	<u>12,395,000</u>	<u>24,218,463</u>

**North Park Isle**  
Statement of Revenues & Expenditures  
001 - General Fund  
From 10/1/2019 Through 3/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remainin - Original
<b>Revenues</b>				
Contributions & Donations From Private Sources				
Developer Contribution	81,125	10,598	(70,527)	(87)%
<b>Total Revenues</b>	<b>81,125</b>	<b>10,598</b>	<b>(70,527)</b>	<b>(87)%</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	32,000	9,000	23,000	72 %
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	2,250	2,250	50 %
Auditing Services	6,500	523	5,977	92 %
Postage, Phone, Faxes, Copies	150	5	145	97 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	3,500	0	3,500	100 %
Bank Fees	300	105	195	65 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,800	2,400	(600)	(33)%
Legal Council				
District Council	5,000	396	4,605	92 %
Other Physical Environment				
General, Property & Casualty Insurance	6,000	2,819	3,181	53 %
<b>Total Expenditures</b>	<b>81,125</b>	<b>19,979</b>	<b>61,147</b>	<b>75 %</b>
Excess of Revenue Over (Under) Expenditures	0	(9,381)	(9,381)	0 %
<b>Fund Balance: End of Period</b>	<b>0</b>	<b>(9,381)</b>	<b>(9,381)</b>	<b>0 %</b>

**North Park Isle**  
Statement of Revenues & Expenditures  
200 - Debt Service Series 2019  
From 10/1/2019 Through 3/31/2020  
(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	8,362	8,362	0 %
Total Revenues	<u>557,169</u>	<u>8,362</u>	<u>(548,807)</u>	<u>(98)%</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	(5,973)	(5,973)	0 %
Total Other Financing Sources	<u>0</u>	<u>(5,973)</u>	<u>(5,973)</u>	<u>0 %</u>
Excess of Revenue Over (Under) Expenditures	1	(187,977)	(187,978)	18,797,800)%
Fund Balance: Beginning of Period	0	1,235,754	1,235,754	0 %
Fund Balance: End of Period	<u>1</u>	<u>1,047,777</u>	<u>1,047,776</u>	<u>04,777,581 %</u>

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

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Interest Earnings				
Interest Earnings	0	64,529	64,529	0 %
Total Revenues	<u>0</u>	<u>64,529</u>	<u>64,529</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	641,454	(641,454)	0 %
Total Expenditures	<u>0</u>	<u>641,454</u>	<u>(641,454)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	5,135	5,135	0 %
Total Other Financing Sources	<u>0</u>	<u>5,135</u>	<u>5,135</u>	<u>0 %</u>
Excess of Revenue Over (Under) Expenditures	0	(571,790)	(571,790)	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>9,247,804</u></u>	<u><u>9,247,804</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 3/31/2020  
(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	1,527,459	1,527,459	0 %
Total Fund Balance: Beginning of Period	0	1,527,459	1,527,459	0 %
Fund Balance: End of Period	0	1,527,459	886,005	0 %

North Park Isle  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 03/31/2020  
Reconciliation Date: 3/31/2020  
Status: Locked

Bank Balance	422.39
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	422.39
Balance Per Books	<u>422.39</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: 03/31/2020  
Reconciliation Date: 3/31/2020  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR042	3/31/2020	March Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u>(15.00)</u>
				<u><u>(15.00)</u></u>