

# North Park Isle Community Development District

Financial Statements  
(Unaudited)

Period Ending  
April 30, 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 4/30/2020  
(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	2,282	0	0	0	0	2,282
Revenue Series 2019 #9000	0	4,034	0	0	0	4,034
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	8,847,773	0	0	8,847,773
General Series 2019 #9006	0	0	404,178	0	0	404,178
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>2,282</u>	<u>1,047,893</u>	<u>9,251,951</u>	<u>1,527,459</u>	<u>12,395,000</u>	<u>24,224,586</u>
<b>Liabilities</b>						
Accounts Payable	7,050	0	0	0	0	7,050
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>7,050</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,395,000</u>	<u>12,402,050</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	(4,767)	(187,861)	(567,643)	0	0	(760,271)
<b>Total Fund Equity &amp; Other Capital Contribution</b>	<u>(4,767)</u>	<u>1,047,893</u>	<u>9,251,951</u>	<u>1,527,459</u>	<u>0</u>	<u>11,822,537</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>2,282</u>	<u>1,047,893</u>	<u>9,251,951</u>	<u>1,527,459</u>	<u>12,395,000</u>	<u>24,224,586</u>

**North Park Isle**  
Statement of Revenues & Expenditures  
001 - General Fund  
From 10/1/2019 Through 4/30/2020  
(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	20,249	(60,876)	(75)%
<b>Total Revenues</b>	<b>81,125</b>	<b>20,249</b>	<b>(60,876)</b>	<b>(75)%</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	32,000	10,500	21,500	67 %
District Engineer	2,000	476	1,524	76 %
Disclosure Report	8,400	0	8,400	100 %
Trustee Fees	8,200	0	8,200	100 %
Accounting Services	4,500	2,625	1,875	42 %
Auditing Services	6,500	2,523	3,977	61 %
Postage, Phone, Faxes, Copies	150	5	145	97 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	3,500	522	2,978	85 %
Bank Fees	300	120	180	60 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,800	2,550	(750)	(42)%
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>25,017</b>	<b>56,108</b>	<b>69 %</b>
Excess of Revenue Over (Under) Expenditures	0	(4,767)	(4,767)	0 %
<b>Fund Balance: End of Period</b>	<b>0</b>	<b>(4,767)</b>	<b>(4,767)</b>	<b>0 %</b>

**North Park Isle**  
Statement of Revenues & Expenditures  
200 - Debt Service Series 2019  
From 10/1/2019 Through 4/30/2020  
(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	8,909	8,909	0 %
Total Revenues	<u>557,169</u>	<u>8,909</u>	<u>(548,260)</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	(6,404)	(6,404)	0 %
Total Other Financing Sources	<u>0</u>	<u>(6,404)</u>	<u>(6,404)</u>	<u>0 %</u>
Excess of Revenue Over (Under) Expenditures	1	(187,861)	(187,862)	18,786,151)%
Fund Balance: Beginning of Period	0	1,235,754	1,235,754	0 %
Fund Balance: End of Period	<u>1</u>	<u>1,047,893</u>	<u>1,047,892</u>	<u>04,789,230 %</u>

**North Park Isle**  
Statement of Revenues & Expenditures  
300 - Capital Projects Series 2019  
From 10/1/2019 Through 4/30/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Interest Earnings				
Interest Earnings	0	68,360	68,360	0 %
Total Revenues	<u>0</u>	<u>68,360</u>	<u>68,360</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	5,451	5,451	0 %
Total Other Financing Sources	<u>0</u>	<u>5,451</u>	<u>5,451</u>	<u>0 %</u>
Excess of Revenue Over (Under) Expenditures	0	(567,643)	(567,643)	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>9,251,951</u></u>	<u><u>9,251,951</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 4/30/2020  
(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: 04/30/2020  
Reconciliation Date: 4/30/2020  
Status: Locked

Bank Balance	2,282.39
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	2,282.39
Balance Per Books	<u>2,282.39</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: 04/30/2020

Reconciliation Date: 4/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1043	4/20/2020	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1044	4/20/2020	System Generated Check/Voucher	6,125.00	Meritus Districts
1045	4/20/2020	System Generated Check/Voucher	151.50	Straley Robin Vericker
Cleared Checks/Vouchers			<u>7,776.50</u>	



North Park Isle  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 04/30/2020  
Reconciliation Date: 4/30/2020  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR044	4/10/2020	Developer Funding - 04.10.2020	9,651.50
	CR045	4/30/2020	April Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u>9,636.50</u>