

# North Park Isle Community Development District

Financial Statements  
(Unaudited)

Period Ending  
May 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 5/31/2020  
(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	1,911	0	0	0	0	1,911
Revenue Series 2019 #9000	0	4,035	0	0	0	4,035
Interest Series 2019 #9001	0	0	0	0	0	0
Reserve Series 2019 #9003	0	765,275	0	0	0	765,275
Acq & Const Series 2019 #9005	0	4	7,562,381	0	0	7,562,385
General Series 2019 #9006	0	0	404,180	0	0	404,180
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	1,285,437	1,527,459	0	2,812,896
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>1,911</u>	<u>769,314</u>	<u>9,251,997</u>	<u>1,527,459</u>	<u>12,395,000</u>	<u>23,945,681</u>
<b>Liabilities</b>						
Accounts Payable	8,846	0	0	0	0	8,846
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>8,846</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,395,000</u>	<u>12,403,846</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	1,285,437	1,527,459	0	2,812,896
Other	(6,936)	(466,440)	(1,853,034)	0	0	(2,326,409)
<b>Total Fund Equity &amp; Other Capital Contribution</b>	<u>(6,936)</u>	<u>769,314</u>	<u>9,251,997</u>	<u>1,527,459</u>	<u>0</u>	<u>11,541,835</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>1,911</u>	<u>769,314</u>	<u>9,251,997</u>	<u>1,527,459</u>	<u>12,395,000</u>	<u>23,945,681</u>

**North Park Isle**  
Statement of Revenues & Expenditures  
001 - General Fund  
From 10/1/2019 Through 5/31/2020  
(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	22,902	(58,223)	(72)%
<b>Total Revenues</b>	<b>81,125</b>	<b>22,902</b>	<b>(58,223)</b>	<b>(72)%</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	32,000	12,000	20,000	63 %
District Engineer	2,000	476	1,524	76 %
Disclosure Report	8,400	1,800	6,600	79 %
Trustee Fees	8,200	0	8,200	100 %
Accounting Services	4,500	3,000	1,500	33 %
Auditing Services	6,500	2,823	3,677	57 %
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	2,700	(900)	(50)%
Legal Council				
District Council	5,000	1,092	3,908	78 %
Other Physical Environment				
General, Property & Casualty Insurance	6,000	2,819	3,181	53 %
<b>Total Expenditures</b>	<b>81,125</b>	<b>29,838</b>	<b>51,287</b>	<b>63 %</b>
Excess of Revenue Over (Under) Expenditures	0	(6,936)	(6,936)	0 %
<b>Fund Balance: End of Period</b>	<b>0</b>	<b>(6,936)</b>	<b>(6,936)</b>	<b>0 %</b>

**North Park Isle**  
Statement of Revenues & Expenditures  
200 - Debt Service Series 2019  
From 10/1/2019 Through 5/31/2020  
(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	8,914	8,914	0 %
Total Revenues	<u>557,169</u>	<u>8,914</u>	<u>(548,255)</u>	<u>(98)%</u>
Expenditures				
Debt Service Payments				
Debt Service Interest	557,168	468,950	88,218	16 %
Total Expenditures	<u>557,168</u>	<u>468,950</u>	<u>88,218</u>	<u>16 %</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	(466,440)	(466,441)	46,644,065)%
Fund Balance: Beginning of Period	0	1,235,754	1,235,754	0 %
Fund Balance: End of Period	<u>1</u>	<u>769,314</u>	<u>769,313</u>	<u>76,931,316 %</u>

**North Park Isle**  
Statement of Revenues & Expenditures  
300 - Capital Projects Series 2019  
From 10/1/2019 Through 5/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Interest Earnings				
Interest Earnings	0	68,406	68,406	0 %
Total Revenues	<u>0</u>	<u>68,406</u>	<u>68,406</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,926,890	(1,926,890)	0 %
Total Expenditures	<u>0</u>	<u>1,926,890</u>	<u>(1,926,890)</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	(1,853,034)	(1,853,034)	0 %
Fund Balance: Beginning of Period				
Investment In General Fixed Assets	0	1,285,437	1,285,437	0 %
Other	0	9,819,594	9,819,594	0 %
Total Fund Balance: Beginning of Period	<u>0</u>	<u>11,105,031</u>	<u>11,105,031</u>	<u>0 %</u>
Fund Balance: End of Period	<u><u>0</u></u>	<u><u>9,251,997</u></u>	<u><u>7,966,561</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 5/31/2020  
(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: 05/31/2020  
Reconciliation Date: 5/31/2020  
Status: Locked

Bank Balance	1,910.55
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	1,910.55
Balance Per Books	<u>1,910.55</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: 05/31/2020

Reconciliation Date: 5/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1046	5/5/2020	System Generated Check/Voucher	521.84	Times Publishing Company
1047	5/21/2020	System Generated Check/Voucher	2,026.50	Meritus Districts
1048	5/21/2020	System Generated Check/Voucher	476.25	Stantec Consulting services Inc.
Cleared Checks/Vouchers			<u>3,024.59</u>	



North Park Isle  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 05/31/2020  
Reconciliation Date: 5/31/2020  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR047	5/15/2020	Developer Funding - 05.15.2020	2,652.75
Cleared Deposits				2,652.75