

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2020



District Management Services, LLC
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North Park Isle
Balance Sheet
As of 6/30/2020
(In Whole Numbers)

	General Fund	Debt Service Series 2019	Capital Projects Series 2019	General Fixed Assets Account Group	General Long Term Debt	Total
Assets						
Cash - Operating Account	899	0	0	0	0	899
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	8	6,782,523	0	0	6,782,530
General Series 2019 #9006	0	0	404,182	0	0	404,182
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	3,592,797	0	3,592,797
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>899</u>	<u>769,318</u>	<u>7,186,704</u>	<u>3,592,797</u>	<u>12,395,000</u>	<u>23,944,719</u>
Liabilities						
Accounts Payable	10,478	0	0	0	0	10,478
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>10,478</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,395,000</u>	<u>12,405,478</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	3,592,797	0	3,592,797
Other	(7,578)	(466,436)	(2,632,890)	0	0	(3,106,904)
Total Fund Equity & Other Capital Contribution	<u>(7,578)</u>	<u>769,318</u>	<u>7,186,704</u>	<u>3,592,797</u>	<u>0</u>	<u>11,541,241</u>
Total Liabilities & Fund Equity	<u>2,899</u>	<u>769,318</u>	<u>7,186,704</u>	<u>3,592,797</u>	<u>12,395,000</u>	<u>23,946,719</u>

North Park Isle
Statement of Revenues & Expenditures
001 - General Fund
From 10/1/2019 Through 6/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contribution	81,125	26,927	(54,198)	(67)%
Total Revenues	81,125	26,927	(54,198)	(67)%
Expenditures				
Legislative				
Supervisor Fees	0	2,000	(2,000)	0 %
Financial & Administrative				
District Manager	32,000	13,500	18,500	58 %
District Engineer	2,000	1,462	538	27 %
Disclosure Report	8,400	1,800	6,600	79 %
Trustee Fees	8,200	0	8,200	100 %
Accounting Services	4,500	3,375	1,125	25 %
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	135	165	55 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,800	2,850	(1,050)	(58)%
Legal Council				
District Council	5,000	2,733	2,267	45 %
Other Physical Environment				
General, Property & Casualty Insurance	6,000	2,819	3,181	53 %
Total Expenditures	81,125	36,505	44,620	55 %
Excess of Revenue Over (Under) Expenditures	0	(9,578)	(9,578)	0 %
Fund Balance: End of Period	0	(9,578)	(9,578)	0 %

North Park Isle
Statement of Revenues & Expenditures
200 - Debt Service Series 2019
From 10/1/2019 Through 6/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	557,169	0	(557,169)	(100)%
Interest Earnings				
Interest Earnings	0	8,918	8,918	0 %
Total Revenues	<u>557,169</u>	<u>8,918</u>	<u>(548,251)</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	<u>1</u>	<u>(466,436)</u>	<u>(466,437)</u>	<u>46,643,671)%</u>
Fund Balance: Beginning of Period	<u>0</u>	<u>1,235,754</u>	<u>1,235,754</u>	<u>0 %</u>
Fund Balance: End of Period	<u><u>1</u></u>	<u><u>769,318</u></u>	<u><u>769,317</u></u>	<u><u>76,931,710 %</u></u>

North Park Isle
Statement of Revenues & Expenditures
300 - Capital Projects Series 2019
From 10/1/2019 Through 6/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining Original
Revenues				
Interest Earnings				
Interest Earnings	0	68,451	68,451	0 %
Total Revenues	0	68,451	68,451	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	2,706,792	(2,706,792)	0 %
Total Expenditures	0	2,706,792	(2,706,792)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	5,451	5,451	0 %
Total Other Financing Sources	0	5,451	5,451	0 %
Excess of Revenue Over (Under) Expenditures	0	(2,632,890)	(2,632,890)	0 %
Fund Balance: Beginning of Period	0	9,819,594	9,819,594	0 %
Fund Balance: End of Period	0	7,186,704	7,186,704	0 %

North Park Isle
Statement of Revenues & Expenditures
900 - General Fixed Assets Account Group
From 10/1/2019 Through 6/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining Original
Fund Balance: Beginning of Period				
Investment In General Fixed Assets	0	3,592,797	3,592,797	0 %
Total Fund Balance: Beginning of Period	0	3,592,797	3,592,797	0 %
Fund Balance: End of Period	0	3,592,797	886,005	0 %

North Park Isle
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 06/30/2020
Reconciliation Date: 6/30/2020
Status: Locked

Bank Balance	899.15
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	899.15
Balance Per Books	<u>899.15</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: 06/30/2020

Reconciliation Date: 6/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1049	6/4/2020	System Generated Check/Voucher	2,000.00	Grau and Associates
1050	6/4/2020	System Generated Check/Voucher	2,025.00	Meritus Districts
1051	6/11/2020	System Generated Check/Voucher	300.00	Grau and Associates
1052	6/11/2020	System Generated Check/Voucher	696.40	Straley Robin Vericker
Cleared Checks/Vouchers			<hr/> 5,021.40 <hr/> <hr/>	

North Park Isle
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 06/30/2020
Reconciliation Date: 6/30/2020
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR048	6/3/2020	Developer Funding - 06.03.2020	4,025.00
	CR054	6/30/2020	June Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u>4,010.00</u>