

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2020



District Management Services, LLC
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North Park Isle
Balance Sheet
As of 7/31/2020
(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 | 1,402 | 0 | 0 | 0 | 0 | 1,402 |
| 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 | 0 | 6,782,569 | 0 | 0 | 6,782,569 |
| General Series 2019 #9006 | 0 | 0 | 404,184 | 0 | 0 | 404,184 |
| 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 |
| Prepaid Trustee Fees | 4,041 | 0 | 0 | 0 | 0 | 4,041 |
| 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>5,443</u> | <u>769,310</u> | <u>7,186,752</u> | <u>3,592,797</u> | <u>12,395,000</u> | <u>23,949,303</u> |
| Liabilities | | | | | | |
| Accounts Payable | 14,083 | 0 | 0 | 0 | 0 | 14,083 |
| 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>14,083</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>12,395,000</u> | <u>12,409,083</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 |
| Legislative | (2,000) | 0 | 0 | 0 | 0 | (2,000) |
| Other | (6,640) | (466,443) | (2,632,842) | 0 | 0 | (3,105,926) |
| Total Fund Equity & Other Capital Contribution | <u>(8,640)</u> | <u>769,310</u> | <u>7,186,752</u> | <u>3,592,797</u> | <u>0</u> | <u>11,540,220</u> |
| Total Liabilities & Fund Equity | <u>5,443</u> | <u>769,310</u> | <u>7,186,752</u> | <u>3,592,797</u> | <u>12,395,000</u> | <u>23,949,303</u> |

North Park Isle
Balance Sheet
As of 7/31/2020
(In Whole Numbers)

| <u>General Fund</u> | <u>Debt Service Series 2019</u> | <u>Capital Projects Series 2019</u> | <u>General Fixed Assets Account Group</u> | <u>General Long Term Debt</u> | <u>Total</u> |
|---------------------|-------------------------------------|---|---|-----------------------------------|--------------|
|---------------------|-------------------------------------|---|---|-----------------------------------|--------------|

North Park Isle
Statement of Revenues & Expenditures
001 - General Fund
From 10/1/2019 Through 7/31/2020
(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 | 32,270 | (48,855) | (60)% |
| Total Revenues | 81,125 | 32,270 | (48,855) | (60)% |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | 0 | 2,000 | (2,000) | 0 % |
| Financial & Administrative | | | | |
| District Manager | 32,000 | 15,000 | 17,000 | 53 % |
| District Engineer | 2,000 | 1,892 | 108 | 5 % |
| Disclosure Report | 8,400 | 1,800 | 6,600 | 79 % |
| Trustee Fees | 8,200 | 0 | 8,200 | 100 % |
| Accounting Services | 4,500 | 3,750 | 750 | 17 % |
| 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 | 2,166 | 1,334 | 38 % |
| Bank Fees | 300 | 150 | 150 | 50 % |
| Dues, Licenses, & Fees | 175 | 175 | 0 | 0 % |
| Office Supplies | 100 | 0 | 100 | 100 % |
| Website Administration | 1,800 | 3,000 | (1,200) | (67)% |
| Legal Council | | | | |
| District Council | 5,000 | 3,025 | 1,975 | 40 % |
| Other Physical Environment | | | | |
| General, Property & Casualty Insurance | 6,000 | 2,819 | 3,181 | 53 % |
| Total Expenditures | 81,125 | 40,910 | 40,215 | 50 % |
| Excess of Revenue Over (Under) Expenditures | 0 | (8,640) | (8,640) | 0 % |
| Fund Balance: End of Period | 0 | (8,640) | (8,640) | 0 % |

North Park Isle
Statement of Revenues & Expenditures
200 - Debt Service Series 2019
From 10/1/2019 Through 7/31/2020
(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 | 7,969 | 7,969 | 0 % |
| Total Revenues | <u>557,169</u> | <u>7,969</u> | <u>(549,200)</u> | <u>(99)%</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 | (5,462) | (5,462) | 0 % |
| Total Other Financing Sources | <u>0</u> | <u>(5,462)</u> | <u>(5,462)</u> | <u>0 %</u> |
| Excess of Revenue Over (Under) Expenditures | 1 | (466,443) | (466,444) | 46,644,444)% |
| Fund Balance: Beginning of Period | 0 | 1,235,754 | 1,235,754 | 0 % |
| Fund Balance: End of Period | <u>1</u> | <u>769,310</u> | <u>769,309</u> | <u>76,930,937 %</u> |

North Park Isle
Statement of Revenues & Expenditures
300 - Capital Projects Series 2019
From 10/1/2019 Through 7/31/2020
(In Whole Numbers)

| | Total Budget - Original | Current Period Actual | YTD Budget Variance - Original | Percent Total Budget Remainin - Original |
|--|----------------------------|--------------------------|-----------------------------------|--|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 68,487 | 68,487 | 0 % |
| Total Revenues | <u>0</u> | <u>68,487</u> | <u>68,487</u> | <u>0 %</u> |
| Expenditures | | | | |
| Other Physical Environment | | | | |
| Improvements Other Than Buildings | 0 | 2,706,792 | (2,706,792) | 0 % |
| Total Expenditures | <u>0</u> | <u>2,706,792</u> | <u>(2,706,792)</u> | <u>0 %</u> |
| Other Financing Sources | | | | |
| Interfund Transfer | | | | |
| Interfund Transfer | 0 | 5,462 | 5,462 | 0 % |
| Total Other Financing Sources | <u>0</u> | <u>5,462</u> | <u>5,462</u> | <u>0 %</u> |
| Excess of Revenue Over (Under) Expenditures | 0 | (2,632,842) | (2,632,842) | 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>7,186,752</u></u> | <u><u>7,186,752</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 7/31/2020
(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 | 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: 07/31/2020
Reconciliation Date: 7/31/2020
Status: Locked

| | |
|----------------------------------|--------------------|
| Bank Balance | 1,402.39 |
| 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 | 1,402.39 |
| Balance Per Books | <u>1,402.39</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: 07/31/2020

Reconciliation Date: 7/31/2020

Status: Locked

Cleared Checks/Vouchers

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Payee</u> |
|-------------------------|----------------------|-----------------------------------|------------------------|--------------------|
| 1053 | 7/16/2020 | System Generated Check/Voucher | 200.00 | Alberto Viera |
| 1054 | 7/16/2020 | System Generated Check/Voucher | 200.00 | Jeffery S. Hills |
| 1055 | 7/16/2020 | System Generated Check/Voucher | 3,825.00 | Meritus Districts |
| 1056 | 7/16/2020 | System Generated Check/Voucher | 200.00 | Nicholas J. Dister |
| 1057 | 7/16/2020 | System Generated Check/Voucher | 200.00 | Ryan Motko |
| 1058 | 7/16/2020 | System Generated Check/Voucher | 200.00 | Steven K. Luce |
| Cleared Checks/Vouchers | | | 4,825.00 | |
| | | | 4,825.00 | |

North Park Isle
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/2020
Reconciliation Date: 7/31/2020
Status: Locked

Cleared Deposits

| <u>Deposit Number</u> | <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> |
|-----------------------|------------------------|----------------------|-----------------------------------|------------------------|
| | CK 1206 | 7/13/2020 | Developer Funding - 07.13.2020 | 5,343.24 |
| | CR062 | 7/31/2020 | July Bank Activity | <u>(15.00)</u> |
| Cleared Deposits | | | | <u>5,328.24</u> |