

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 8/31/2020
(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	903	0	0	0	0	903
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	5,265,512	0	0	5,265,512
General Series 2019 #9006	0	0	404,186	0	0	404,186
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	3,367	0	0	0	0	3,367
Construction Work In Progress	0	0	0	5,109,892	0	5,109,892
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>4,270</u>	<u>769,310</u>	<u>5,669,698</u>	<u>5,109,892</u>	<u>12,395,000</u>	<u>23,948,170</u>
Liabilities						
Accounts Payable	16,730	0	0	0	0	16,730
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>16,730</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,395,000</u>	<u>12,411,730</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	5,109,892	0	5,109,892
Legislative	(3,000)	0	0	0	0	(3,000)
Other	(9,460)	(466,443)	(4,149,897)	0	0	(4,625,800)
Total Fund Equity & Other Capital Contribution	<u>(12,460)</u>	<u>769,310</u>	<u>5,669,698</u>	<u>5,109,892</u>	<u>0</u>	<u>11,536,440</u>
Total Liabilities & Fund Equity	<u>4,270</u>	<u>769,310</u>	<u>5,669,698</u>	<u>5,109,892</u>	<u>12,395,000</u>	<u>23,948,170</u>

North Park Isle
Balance Sheet
As of 8/31/2020
(In Whole Numbers)

General Fund	Debt Service Series 2019	Capital Projects Series 2019	General Fixed Assets Account Group	General Long Term Debt	Total
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North Park Isle
Statement of Revenues & Expenditures
001 - General Fund
From 10/1/2019 Through 8/31/2020
(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	36,440	(44,685)	(55)%
Total Revenues	81,125	36,440	(44,685)	(55)%
Expenditures				
Legislative				
Supervisor Fees	0	3,000	(3,000)	0 %
Financial & Administrative				
District Manager	32,000	16,500	15,500	48 %
District Engineer	2,000	1,892	108	5 %
Disclosure Report	8,400	2,700	5,700	68 %
Trustee Fees	8,200	673	7,527	92 %
Accounting Services	4,500	4,125	375	8 %
Auditing Services	6,500	2,823	3,677	57 %
Postage, Phone, Faxes, Copies	150	7	144	96 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	3,500	4,228	(728)	(21)%
Bank Fees	300	150	150	50 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,800	3,150	(1,350)	(75)%
Legal Council				
District Council	5,000	4,352	648	13 %
Other Physical Environment				
General, Property & Casualty Insurance	6,000	2,819	3,181	53 %
Total Expenditures	81,125	48,900	32,225	40 %
Excess of Revenue Over (Under) Expenditures	0	(12,460)	(12,460)	0 %
Fund Balance: End of Period	0	(12,460)	(12,460)	0 %

North Park Isle
Statement of Revenues & Expenditures
200 - Debt Service Series 2019
From 10/1/2019 Through 8/31/2020
(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	7,973	7,973	0 %
Total Revenues	<u>557,169</u>	<u>7,973</u>	<u>(549,196)</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	(5,466)	(5,466)	0 %
Total Other Financing Sources	<u>0</u>	<u>(5,466)</u>	<u>(5,466)</u>	<u>0 %</u>
Excess of Revenue Over (Under) Expenditures	1	(466,443)	(466,444)	46,644,442)%
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>76,930,939 %</u>

North Park Isle
Statement of Revenues & Expenditures
300 - Capital Projects Series 2019
From 10/1/2019 Through 8/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Interest Earnings				
Interest Earnings	0	68,524	68,524	0 %
Total Revenues	<u>0</u>	<u>68,524</u>	<u>68,524</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	4,223,887	(4,223,887)	0 %
Total Expenditures	<u>0</u>	<u>4,223,887</u>	<u>(4,223,887)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	5,466	5,466	0 %
Total Other Financing Sources	<u>0</u>	<u>5,466</u>	<u>5,466</u>	<u>0 %</u>
Excess of Revenue Over (Under) Expenditures	0	(4,149,897)	(4,149,897)	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>5,669,698</u></u>	<u><u>5,669,698</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 8/31/2020
(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	<u>0</u>	<u>5,109,892</u>	<u>5,109,892</u>	<u>0 %</u>
Total Fund Balance: Beginning of Period	<u>0</u>	<u>5,109,892</u>	<u>5,109,892</u>	<u>0 %</u>
Fund Balance: End of Period	<u><u>0</u></u>	<u><u>5,109,892</u></u>	<u><u>886,005</u></u>	<u><u>0 %</u></u>

North Park Isle
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 08/31/2020
Reconciliation Date: 8/31/2020
Status: Locked

Bank Balance	1,102.89
Less Outstanding Checks/Vouchers	200.00
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	902.89
Balance Per Books	<u>902.89</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: 08/31/2020
Reconciliation Date: 8/31/2020
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1060	8/13/2020	System Generated Check/Voucher	200.00	Jeffery S. Hills
Outstanding Checks/Vouchers			200.00	

North Park Isle
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 08/31/2020

Reconciliation Date: 8/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1059	8/13/2020	System Generated Check/Voucher	200.00	Alberto Viera
1061	8/13/2020	System Generated Check/Voucher	2,025.00	Meritus Districts
1062	8/13/2020	System Generated Check/Voucher	200.00	Nicholas J. Dister
1063	8/13/2020	System Generated Check/Voucher	200.00	Ryan Motko
1064	8/13/2020	System Generated Check/Voucher	200.00	Steven K. Luce
1065	8/13/2020	System Generated Check/Voucher	1,644.00	Times Publishing Company
Cleared Checks/Vouchers			<hr/> 4,469.00 <hr/> <hr/>	

North Park Isle
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 08/31/2020
Reconciliation Date: 8/31/2020
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CK 1213	8/12/2020	Developer Funding - 08.12.2020	4,169.50	
Cleared Deposits			4,169.50	