

# **North Park Isle Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2023

Prepared by:



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**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of January 31, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL	SERIES 2019	SERIES 2021	SERIES 2019	SERIES 2021	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<b>ASSETS</b>								
Cash - Operating Account	\$ 442,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 442,801
Cash in Transit	-	88,294	-	-	-	-	-	88,294
Accounts Receivable	3,600	-	-	-	-	-	-	3,600
Due From Other Funds	-	1,513	1,969	-	-	-	-	3,482
Investments:								
Acq. & Construction - Amenity	-	-	-	-	25,384	-	-	25,384
Acq. & Construction - Master	-	-	-	-	222,417	-	-	222,417
Acquisition & Construction Account	-	-	4	1,193	5,446	-	-	6,643
Reserve Fund	-	382,638	406,196	-	-	-	-	788,834
Revenue Fund	-	591,991	1,418	-	-	-	-	593,409
Deposits	2,920	-	-	-	-	-	-	2,920
Fixed Assets								
Construction Work In Process	-	-	-	-	-	24,450,850	-	24,450,850
Amount Avail In Debt Services	-	-	-	-	-	-	1,235,754	1,235,754
Amount To Be Provided	-	-	-	-	-	-	24,778,305	24,778,305
<b>TOTAL ASSETS</b>	<b>\$ 449,321</b>	<b>\$ 1,064,436</b>	<b>\$ 409,587</b>	<b>\$ 1,193</b>	<b>\$ 253,247</b>	<b>\$ 24,450,850</b>	<b>\$ 26,014,059</b>	<b>\$ 52,642,693</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 114,616	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,616
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	320	-	-	1,193	1,969	-	-	3,482
<b>TOTAL LIABILITIES</b>	<b>114,936</b>	<b>-</b>	<b>-</b>	<b>1,193</b>	<b>1,969</b>	<b>-</b>	<b>26,014,059</b>	<b>26,132,157</b>
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	1,064,436	409,587	-	-	-	-	1,474,023
Capital Projects	-	-	-	-	251,278	-	-	251,278
Unassigned:	334,385	-	-	-	-	24,450,850	-	24,785,235
<b>TOTAL FUND BALANCES</b>	<b>334,385</b>	<b>1,064,436</b>	<b>409,587</b>	<b>-</b>	<b>251,278</b>	<b>24,450,850</b>	<b>-</b>	<b>26,510,536</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 449,321</b>	<b>\$ 1,064,436</b>	<b>\$ 409,587</b>	<b>\$ 1,193</b>	<b>\$ 253,247</b>	<b>\$ 24,450,850</b>	<b>\$ 26,014,059</b>	<b>\$ 52,642,693</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Special Assmnts- Tax Collector	\$ 470,884	\$ 383,586	\$ (87,298)	81.46%
<b>TOTAL REVENUES</b>	<b>470,884</b>	<b>383,586</b>	<b>(87,298)</b>	<b>81.46%</b>
<b>EXPENDITURES</b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	800	11,200	6.67%
ProfServ-Trustee Fees	8,100	4,041	4,059	49.89%
Disclosure Report	7,200	2,400	4,800	33.33%
District Counsel	10,000	2,466	7,534	24.66%
District Engineer	5,000	756	4,244	15.12%
District Manager	32,000	10,667	21,333	33.33%
Accounting Services	6,750	2,250	4,500	33.33%
Auditing Services	6,000	2,500	3,500	41.67%
Website Compliance	1,600	1,500	100	93.75%
Postage, Phone, Faxes, Copies	150	17	133	11.33%
Public Officials Insurance	2,686	2,566	120	95.53%
Insurance -Property & Casualty	3,283	3,137	146	95.55%
Legal Advertising	2,040	1,450	590	71.08%
Bank Fees	175	-	175	0.00%
Website Administration	1,800	400	1,400	22.22%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	-	175	(175)	0.00%
<b>Total Administration</b>	<b>98,884</b>	<b>35,125</b>	<b>63,759</b>	<b>35.52%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	5,000	1,430	3,570	28.60%
<b>Total Garbage/Solid Waste Services</b>	<b>5,000</b>	<b>1,430</b>	<b>3,570</b>	<b>28.60%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	5,000	-	5,000	0.00%
<b>Total Water-Sewer Comb Services</b>	<b>5,000</b>	<b>-</b>	<b>5,000</b>	<b>0.00%</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Waterway Management	43,000	9,452	33,548	21.98%
Field Services	12,000	4,000	8,000	33.33%
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	130,000	42,750	87,250	32.88%
Amenity Center Pest Control	1,500	-	1,500	0.00%
Janitorial Services & Supplies	8,000	-	8,000	0.00%
R&M-Pools	2,500	-	2,500	0.00%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
R&M-Monument, Entrance & Wall	5,000	-	5,000	0.00%
Waterway Improvements & Repairs	5,000	-	5,000	0.00%
Miscellaneous Maintenance	15,000	2,100	12,900	14.00%
Irrigation Maintenance	10,000	-	10,000	0.00%
<b>Total Other Physical Environment</b>	<b>252,000</b>	<b>58,302</b>	<b>193,698</b>	<b>23.14%</b>
<b><u>Road and Street Facilities</u></b>				
Utility - StreetLights	110,000	735	109,265	0.67%
<b>Total Road and Street Facilities</b>	<b>110,000</b>	<b>735</b>	<b>109,265</b>	<b>0.67%</b>
<b>TOTAL EXPENDITURES</b>	<b>470,884</b>	<b>95,592</b>	<b>375,292</b>	<b>20.30%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	287,994	287,994	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>46,391</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 334,385</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023  
Series 2019 Debt Service Fund (200)  
*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4,499	\$ 4,499	0.00%
Special Assmnts- Tax Collector	-	680,119	680,119	0.00%
Special Assmnts- Prepayment	-	46,049	46,049	0.00%
Special Assmnts- CDD Collected	762,684	120,374	(642,310)	15.78%
<b>TOTAL REVENUES</b>	<b>762,684</b>	<b>851,041</b>	<b>88,357</b>	<b>111.59%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	225,000	-	225,000	0.00%
Interest Expense	537,684	270,881	266,803	50.38%
<b>Total Debt Service</b>	<b>762,684</b>	<b>270,881</b>	<b>491,803</b>	<b>35.52%</b>
<b>TOTAL EXPENDITURES</b>	<b>762,684</b>	<b>270,881</b>	<b>491,803</b>	<b>35.52%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	580,160	580,160	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(2,820)	(2,820)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(2,820)</b>	<b>(2,820)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 577,340	\$ 577,340	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>487,096</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,064,436</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023  
Series 2021 Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 5,433	\$ 5,433	0.00%
Special Assmnts- CDD Collected	807,581	250,232	(557,349)	30.99%
<b>TOTAL REVENUES</b>	<b>807,581</b>	<b>255,665</b>	<b>(551,916)</b>	<b>31.66%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	305,000	325,000	(20,000)	106.56%
Interest Expense	502,581	255,272	247,309	50.79%
<b>Total Debt Service</b>	<b>807,581</b>	<b>580,272</b>	<b>227,309</b>	<b>71.85%</b>
<b>TOTAL EXPENDITURES</b>	<b>807,581</b>	<b>580,272</b>	<b>227,309</b>	<b>71.85%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(324,607)	(324,607)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Operating Transfers-Out	-	(2,041)	(2,041)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(2,041)</b>	<b>(2,041)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (326,648)	\$ (326,648)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>736,235</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 409,587</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023  
Series 2019 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 2,561	\$ 2,561	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>2,561</b>	<b>2,561</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Other Physical Environment</b>				
Improvements Other Than Bldgs	-	390,602	(390,602)	0.00%
<b>Total Other Physical Environment</b>	<b>-</b>	<b>390,602</b>	<b>(390,602)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>390,602</b>	<b>(390,602)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(388,041)	(388,041)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund Transfer - In	-	2,820	2,820	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>2,820</b>	<b>2,820</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (385,221)	\$ (385,221)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>385,221</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ -</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023  
Series 2021 Capital Projects Fund (301)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 2,634	\$ 2,634	0.00%
Developer Contribution	-	61,305	61,305	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>63,939</b>	<b>63,939</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Other Physical Environment</b>				
Improvements Other Than Bldgs	-	107,631	(107,631)	0.00%
<b>Total Other Physical Environment</b>	<b>-</b>	<b>107,631</b>	<b>(107,631)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>107,631</b>	<b>(107,631)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(43,692)	(43,692)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund Transfer - In	-	2,041	2,041	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>2,041</b>	<b>2,041</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (41,651)	\$ (41,651)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>292,929</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 251,278</b>		



**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>24,450,850</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 24,450,850</u></b>		

# NORTH PARK ISLE CDD

## Bank Reconciliation

Bank Account No. 8942 TRUIST- GF OPERATING  
Statement No. 01-23B  
Statement Date 1/31/2023

<b>G/L Balance (LCY)</b>	442,801.23	<b>Statement Balance</b>	442,801.23
<b>G/L Balance</b>	442,801.23	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	442,801.23	<b>Subtotal</b>	442,801.23
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	442,801.23	<b>Ending Balance</b>	442,801.23
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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