

# **North Park Isle Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2023

Prepared by:



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**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019	SERIES 2021	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
<b>ASSETS</b>								
Cash - Operating Account	\$ 341,929	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 341,929
Accounts Receivable	3,600	-	-	-	-	-	-	3,600
Due From Other Funds	-	2,784	3,318	-	-	-	-	6,102
Investments:								
Acq. & Construction - Amenity	-	-	-	-	25,468	-	-	25,468
Acq. & Construction - Master	-	-	-	-	223,156	-	-	223,156
Acquisition & Construction Account	-	-	-	2,468	6,813	-	-	9,281
Reserve Fund	-	382,638	406,196	-	-	-	-	788,834
Revenue Fund	-	683,379	66,227	-	-	-	-	749,606
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>\$ 348,449</b>	<b>\$ 1,068,801</b>	<b>\$ 475,741</b>	<b>\$ 2,468</b>	<b>\$ 255,437</b>	<b>\$ 24,450,850</b>	<b>\$ 26,014,059</b>	<b>\$ 52,615,805</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 16,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,205
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	320	-	-	2,464	3,318	-	-	6,102
<b>TOTAL LIABILITIES</b>	<b>16,525</b>	<b>-</b>	<b>-</b>	<b>2,464</b>	<b>3,318</b>	<b>-</b>	<b>26,014,059</b>	<b>26,036,366</b>
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	1,068,801	475,741	-	-	-	-	1,544,542
Capital Projects	-	-	-	4	252,119	-	-	252,123
Unassigned:	331,924	-	-	-	-	24,450,850	-	24,782,774
<b>TOTAL FUND BALANCES</b>	<b>331,924</b>	<b>1,068,801</b>	<b>475,741</b>	<b>4</b>	<b>252,119</b>	<b>24,450,850</b>	<b>-</b>	<b>26,579,439</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 348,449</b>	<b>\$ 1,068,801</b>	<b>\$ 475,741</b>	<b>\$ 2,468</b>	<b>\$ 255,437</b>	<b>\$ 24,450,850</b>	<b>\$ 26,014,059</b>	<b>\$ 52,615,805</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 470,884	\$ 384,623	\$ (86,261)	81.68%
Special Assmnts- CDD Collected	-	25,433	25,433	0.00%
<b>TOTAL REVENUES</b>	<b>470,884</b>	<b>410,056</b>	<b>(60,828)</b>	<b>87.08%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	1,800	10,200	15.00%
ProfServ-Trustee Fees	8,100	4,041	4,059	49.89%
Disclosure Report	7,200	3,000	4,200	41.67%
District Counsel	10,000	2,466	7,534	24.66%
District Engineer	5,000	756	4,244	15.12%
District Manager	32,000	13,333	18,667	41.67%
Accounting Services	6,750	2,813	3,937	41.67%
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	-	100.00%
Website Administration	1,800	500	1,300	27.78%
Office Supplies	100	-	100	0.00%
<b>Total Administration</b>	<b>98,884</b>	<b>40,054</b>	<b>58,830</b>	<b>40.51%</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 February 28, 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	11,815	31,185	27.48%
Field Services	12,000	5,000	7,000	41.67%
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	130,000	51,938	78,062	39.95%
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	2,925	12,075	19.50%
Irrigation Maintenance	10,000	-	10,000	0.00%
<b>Total Other Physical Environment</b>	<b>252,000</b>	<b>71,678</b>	<b>180,322</b>	<b>28.44%</b>
<b><u>Road and Street Facilities</u></b>				
Utility - StreetLights	110,000	11,361	98,639	10.33%
<b>Total Road and Street Facilities</b>	<b>110,000</b>	<b>11,361</b>	<b>98,639</b>	<b>10.33%</b>
<b>TOTAL EXPENDITURES</b>	<b>470,884</b>	<b>124,523</b>	<b>346,361</b>	<b>26.44%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	285,533	285,533	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>46,391</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 331,924</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023  
Series 2019 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 7,025	\$ 7,025	0.00%
Special Assmnts- Tax Collector	-	681,958	681,958	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>855,406</b>	<b>92,722</b>	<b>112.16%</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	-	584,525	584,525	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	\$ -	\$ 581,705	\$ 581,705	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>487,096</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,068,801</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 6,787	\$ 6,787	0.00%
Special Assmnts- CDD Collected	807,581	315,032	(492,549)	39.01%
<b>TOTAL REVENUES</b>	<b>807,581</b>	<b>321,819</b>	<b>(485,762)</b>	<b>39.85%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></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	-	(258,453)	(258,453)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></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	<u>\$ -</u>	<u>\$ (260,494)</u>	<u>\$ (260,494)</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>736,235</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 475,741</u></b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,565	\$ 2,565	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>2,565</b>	<b>2,565</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Other Physical Environment</u></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	-	(388,037)	(388,037)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></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	\$ -	\$ (385,217)	\$ (385,217)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>385,221</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 4</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3,475	\$ 3,475	0.00%
Developer Contribution	-	61,305	61,305	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>64,780</b>	<b>64,780</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Other Physical Environment</u></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	-	(42,851)	(42,851)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></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	\$ -	\$ (40,810)	\$ (40,810)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>292,929</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 252,119</b>		



**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<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. 02-23  
 Statement Date 2/28/2023

<b>G/L Balance (LCY)</b>	341,929.41	<b>Statement Balance</b>	342,304.41
<b>G/L Balance</b>	341,929.41	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	342,304.41
<b>Subtotal</b>	341,929.41	<b>Outstanding Checks</b>	375.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	341,929.41	<b>Ending Balance</b>	341,929.41
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
<b>Checks</b>							
2/3/2023	Payment	1305	NORTH PARK ISLE CDD	88,294.12	88,294.12	0.00	
2/3/2023	Payment	1306	TECO	199.21	199.21	0.00	
2/3/2023	Payment	1307	CYPRESS CREEK AQUATICS, INC.	2,363.00	2,363.00	0.00	
2/3/2023	Payment	1308	INFRAMARK LLC	2,929.77	2,929.77	0.00	
2/3/2023	Payment	1309	NEPTUNE MULTI SERVICES LLC	975.00	975.00	0.00	
2/3/2023	Payment	1310	STANTEC CONSULTING SERVICES	252.00	252.00	0.00	
2/3/2023	Payment	1311	U. S. BANK	4,040.63	4,040.63	0.00	
2/10/2023	Payment	1312	NORTH PARK ISLE CDD	1,839.07	1,839.07	0.00	
2/10/2023	Payment	1313	STRALEY ROBIN VERICKER	246.00	246.00	0.00	
2/10/2023	Payment	1314	YELLOWSTONE LANDSCAPE	9,187.50	9,187.50	0.00	
2/16/2023	Payment	1315	CYPRESS CREEK AQUATICS, INC.	2,363.00	2,363.00	0.00	
2/16/2023	Payment	1316	INFRAMARK LLC	6,129.17	6,129.17	0.00	
2/16/2023	Payment	1318	NICHOLAS J. DISTER	200.00	200.00	0.00	
2/16/2023	Payment	1320	STEVEN K. LUCE	200.00	200.00	0.00	
2/16/2023	Payment	1321	YELLOWSTONE LANDSCAPE	9,187.50	9,187.50	0.00	
2/23/2023	Payment	1322	CARLOS DE LA OSSA	200.00	200.00	0.00	
2/23/2023	Payment	1323	KELLY ANN EVANS	200.00	200.00	0.00	
Total Checks				128,805.97	128,805.97	0.00	
<b>Deposits</b>							
2/13/2023		JE000110	CK#10020648##### O&M	G/L	25,432.85	25,432.85	0.00
2/28/2023		JE000120	Debt Service/ Tax Revenue	G/L	2,876.30	2,876.30	0.00
Total Deposits				28,309.15	28,309.15	0.00	
<b>Outstanding Checks</b>							
2/16/2023	Payment	1317	NEPTUNE MULTI SERVICES LLC	175.00	0.00	175.00	
2/16/2023	Payment	1319	RYAN MOTKO	200.00	0.00	200.00	
<b>Total Outstanding Checks.....</b>				<b>375.00</b>		<b>375.00</b>	