

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2023

Prepared by:



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NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 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			
ASSETS								
Cash - Operating Account	\$ 308,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 308,042
Accounts Receivable	3,600	-	-	-	-	-	-	3,600
Due From Other Funds	-	4,002	4,611	-	-	-	-	8,613
Investments:								
Acq. & Construction - Master	-	-	-	-	223,866	-	-	223,866
Acquisition & Construction Account	-	-	-	3,693	5,394	-	-	9,087
Reserve Fund	-	382,638	406,196	-	-	-	-	788,834
Revenue Fund	-	685,458	66,239	-	-	-	-	751,697
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
TOTAL ASSETS	\$ 314,562	\$ 1,072,098	\$ 477,046	\$ 3,693	\$ 229,260	\$ 24,450,850	\$ 26,014,059	\$ 52,561,568
LIABILITIES								
Accounts Payable	\$ 9,412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,412
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	320	-	-	3,682	4,611	-	-	8,613
TOTAL LIABILITIES	9,732	-	-	3,682	4,611	-	26,014,059	26,032,084
FUND BALANCES								
Restricted for:								
Debt Service	-	1,072,098	477,046	-	-	-	-	1,549,144
Capital Projects	-	-	-	11	224,649	-	-	224,660
Unassigned:	304,830	-	-	-	-	24,450,850	-	24,755,680
TOTAL FUND BALANCES	304,830	1,072,098	477,046	11	224,649	24,450,850	-	26,529,484
TOTAL LIABILITIES & FUND BALANCES	\$ 314,562	\$ 1,072,098	\$ 477,046	\$ 3,693	\$ 229,260	\$ 24,450,850	\$ 26,014,059	\$ 52,561,568

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 470,884	\$ 384,623	\$ (86,261)	81.68%
Special Assmnts- CDD Collected	-	25,433	25,433	0.00%
TOTAL REVENUES	470,884	410,056	(60,828)	87.08%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,600	9,400	21.67%
ProfServ-Trustee Fees	8,100	4,041	4,059	49.89%
Disclosure Report	7,200	3,600	3,600	50.00%
District Counsel	10,000	7,691	2,309	76.91%
District Engineer	5,000	1,675	3,325	33.50%
District Manager	32,000	16,000	16,000	50.00%
Accounting Services	6,750	3,375	3,375	50.00%
Auditing Services	6,000	2,500	3,500	41.67%
Website Compliance	1,600	1,500	100	93.75%
Postage, Phone, Faxes, Copies	150	26	124	17.33%
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	600	1,200	33.33%
Office Supplies	100	-	100	0.00%
Total Administration	98,884	50,936	47,948	51.51%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	5,000	1,430	3,570	28.60%
Total Garbage/Solid Waste Services	5,000	1,430	3,570	28.60%
<u>Water-Sewer Comb Services</u>				
Utility - Water	5,000	-	5,000	0.00%
Total Water-Sewer Comb Services	5,000	-	5,000	0.00%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>Other Physical Environment</u>				
Waterway Management	43,000	16,108	26,892	37.46%
Field Services	12,000	6,000	6,000	50.00%
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	130,000	62,228	67,772	47.87%
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	3,360	11,640	22.40%
Irrigation Maintenance	10,000	-	10,000	0.00%
Total Other Physical Environment	252,000	87,696	164,304	34.80%
<u>Road and Street Facilities</u>				
Utility - StreetLights	110,000	11,556	98,444	10.51%
Total Road and Street Facilities	110,000	11,556	98,444	10.51%
TOTAL EXPENDITURES	470,884	151,618	319,266	32.20%
Excess (deficiency) of revenues				
Over (under) expenditures	-	258,438	258,438	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		46,392		
FUND BALANCE, ENDING		\$ 304,830		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 10,322	\$ 10,322	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%
TOTAL REVENUES	762,684	858,703	96,019	112.59%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	225,000	-	225,000	0.00%
Interest Expense	537,684	270,881	266,803	50.38%
Total Debt Service	762,684	270,881	491,803	35.52%
TOTAL EXPENDITURES	762,684	270,881	491,803	35.52%
Excess (deficiency) of revenues Over (under) expenditures	-	587,822	587,822	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(2,820)	(2,820)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(2,820)	(2,820)	0.00%
Net change in fund balance	\$ -	\$ 585,002	\$ 585,002	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		487,096		
FUND BALANCE, ENDING		\$ 1,072,098		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8,092	\$ 8,092	0.00%
Special Assmnts- CDD Collected	807,581	315,032	(492,549)	39.01%
TOTAL REVENUES	807,581	323,124	(484,457)	40.01%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	305,000	325,000	(20,000)	106.56%
Interest Expense	502,581	255,272	247,309	50.79%
Total Debt Service	807,581	580,272	227,309	71.85%
TOTAL EXPENDITURES	807,581	580,272	227,309	71.85%
Excess (deficiency) of revenues Over (under) expenditures	-	(257,148)	(257,148)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(2,041)	(2,041)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(2,041)	(2,041)	0.00%
Net change in fund balance	\$ -	\$ (259,189)	\$ (259,189)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		736,235		
FUND BALANCE, ENDING		\$ 477,046		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,572	\$ 2,572	0.00%
TOTAL REVENUES	-	2,572	2,572	0.00%
<u>EXPENDITURES</u>				
<u>Other Physical Environment</u>				
Improvements Other Than Bldgs	-	390,602	(390,602)	0.00%
Total Other Physical Environment	-	390,602	(390,602)	0.00%
TOTAL EXPENDITURES	-	390,602	(390,602)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(388,030)	(388,030)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	2,820	2,820	0.00%
TOTAL FINANCING SOURCES (USES)	-	2,820	2,820	0.00%
Net change in fund balance	\$ -	\$ (385,210)	\$ (385,210)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		385,221		
FUND BALANCE, ENDING		\$ 11		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,287	\$ 4,287	0.00%
Developer Contribution	-	61,305	61,305	0.00%
TOTAL REVENUES	-	65,592	65,592	0.00%
<u>EXPENDITURES</u>				
<u>Other Physical Environment</u>				
Improvements Other Than Bldgs	-	107,631	(107,631)	0.00%
Total Other Physical Environment	-	107,631	(107,631)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	28,282	(28,282)	0.00%
Total Construction In Progress	-	28,282	(28,282)	0.00%
TOTAL EXPENDITURES	-	135,913	(135,913)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(70,321)	(70,321)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	2,041	2,041	0.00%
TOTAL FINANCING SOURCES (USES)	-	2,041	2,041	0.00%
Net change in fund balance	\$ -	\$ (68,280)	\$ (68,280)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		292,929		
FUND BALANCE, ENDING		\$ 224,649		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		24,450,850		
FUND BALANCE, ENDING		<u>\$ 24,450,850</u>		

NORTH PARK ISLE CDD

Bank Reconciliation

Bank Account No. 8942 TRUIST- GF OPERATING
 Statement No. 03-23
 Statement Date 3/31/2023

G/L Balance (LCY)	308,042.42	Statement Balance	309,027.67
G/L Balance	308,042.42	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	309,027.67
Subtotal	308,042.42	Outstanding Checks	985.25
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	308,042.42	Ending Balance	308,042.42
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
3/2/2023	Payment	1324	NEPTUNE MULTI SERVICES LLC	650	650.00	0.00
3/9/2023	Payment	1325	CYPRESS CREEK AQUATICS, INC.	2363	2,363.00	0.00
3/9/2023	Payment	1326	GIG FIBER LLC	10450	10,450.00	0.00
3/9/2023	Payment	1327	INFRAMARK LLC	4929.32	4,929.32	0.00
3/9/2023	Payment	1328	NEPTUNE MULTI SERVICES LLC	435	435.00	0.00
3/9/2023	Payment	1329	STRALEY ROBIN VERICKER	1148	1,148.00	0.00
3/9/2023	Payment	1330	TECO	175.42	175.42	0.00
3/9/2023	Payment	1331	YELLOWSTONE LANDSCAPE	9892.5	9,892.50	0.00
3/17/2023	Payment	1332	CARLOS DE LA OSSA	200	200.00	0.00
3/17/2023	Payment	1333	CYPRESS CREEK AQUATICS, INC.	1715	1,715.00	0.00
3/17/2023	Payment	1334	KELLY ANN EVANS	200	200.00	0.00
3/17/2023	Payment	1336	STANTEC CONSULTING SERVICES	918.5	918.50	0.00
3/17/2023	Payment	1337	STEVEN K. LUCE	200	200.00	0.00
Total Checks				33,276.74	33,276.74	0.00
Outstanding Checks						
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
3/17/2023	Payment	1335	RYAN MOTKO	200.00	0.00	200.00
3/30/2023	Payment	1338	CYPRESS CREEK AQUATICS, INC.	215.00	0.00	215.00
3/30/2023	Payment	1339	TECO	195.25	0.00	195.25
Total Outstanding Checks.....				985.25		985.25