

# **North Park Isle Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2023

Prepared by:



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**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of April 30, 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	\$ 284,932	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 284,932
Accounts Receivable	3,600	-	-	-	-	-	-	3,600
Due From Other Funds	-	5,378	6,072	-	-	-	-	11,450
Investments:								
Acq. & Construction - Amenity	-	-	-	-	89	-	-	89
Acq. & Construction - Master	-	-	-	-	224,671	-	-	224,671
Acquisition & Construction Account	-	-	-	5,083	6,884	-	-	11,967
Interest Account	-	270,881	-	-	-	-	-	270,881
Reserve Fund	-	382,638	406,196	-	-	-	-	788,834
Revenue Fund	-	192,043	251,529	-	-	-	-	443,572
Sinking fund	-	225,000	-	-	-	-	-	225,000
Deposits	1,460	-	-	-	-	-	-	1,460
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>\$ 289,992</b>	<b>\$ 1,075,940</b>	<b>\$ 663,797</b>	<b>\$ 5,083</b>	<b>\$ 231,644</b>	<b>\$ 24,450,850</b>	<b>\$ 26,014,059</b>	<b>\$ 52,731,365</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 6,829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,829
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	320	-	-	5,058	6,072	-	-	11,450
<b>TOTAL LIABILITIES</b>	<b>7,149</b>	<b>-</b>	<b>-</b>	<b>5,058</b>	<b>6,072</b>	<b>-</b>	<b>26,014,059</b>	<b>26,032,338</b>
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	1,075,940	663,797	-	-	-	-	1,739,737
Capital Projects	-	-	-	25	225,572	-	-	225,597
Unassigned:	282,843	-	-	-	-	24,450,850	-	24,733,693
<b>TOTAL FUND BALANCES</b>	<b>282,843</b>	<b>1,075,940</b>	<b>663,797</b>	<b>25</b>	<b>225,572</b>	<b>24,450,850</b>	<b>-</b>	<b>26,699,027</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 289,992</b>	<b>\$ 1,075,940</b>	<b>\$ 663,797</b>	<b>\$ 5,083</b>	<b>\$ 231,644</b>	<b>\$ 24,450,850</b>	<b>\$ 26,014,059</b>	<b>\$ 52,731,365</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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	\$ 384,655	\$ (86,229)	81.69%
Special Assmnts- CDD Collected	-	25,433	25,433	0.00%
<b>TOTAL REVENUES</b>	<b>470,884</b>	<b>410,088</b>	<b>(60,796)</b>	<b>87.09%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	3,600	8,400	30.00%
ProfServ-Trustee Fees	8,100	4,041	4,059	49.89%
Disclosure Report	7,200	4,200	3,000	58.33%
District Counsel	10,000	7,691	2,309	76.91%
District Engineer	5,000	1,675	3,325	33.50%
District Manager	32,000	18,667	13,333	58.33%
Accounting Services	6,750	3,938	2,812	58.34%
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	700	1,100	38.89%
Office Supplies	100	-	100	0.00%
<b>Total Administration</b>	<b>98,884</b>	<b>55,866</b>	<b>43,018</b>	<b>56.50%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	5,000	2,210	2,790	44.20%
<b>Total Garbage/Solid Waste Services</b>	<b>5,000</b>	<b>2,210</b>	<b>2,790</b>	<b>44.20%</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 April 30, 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	18,946	24,054	44.06%
Field Services	12,000	7,000	5,000	58.33%
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	130,000	72,120	57,880	55.48%
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	4,321	10,679	28.81%
Irrigation Maintenance	10,000	-	10,000	0.00%
<b>Total Other Physical Environment</b>	<b>252,000</b>	<b>102,387</b>	<b>149,613</b>	<b>40.63%</b>
<b><u>Road and Street Facilities</u></b>				
Utility - StreetLights	110,000	11,714	98,286	10.65%
<b>Total Road and Street Facilities</b>	<b>110,000</b>	<b>11,714</b>	<b>98,286</b>	<b>10.65%</b>
<b>TOTAL EXPENDITURES</b>	<b>470,884</b>	<b>172,177</b>	<b>298,707</b>	<b>36.56%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	237,911	237,911	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>44,932</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 282,843</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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	\$ -	\$ 14,164	\$ 14,164	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>862,545</b>	<b>99,861</b>	<b>113.09%</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	-	591,664	591,664	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	\$ -	\$ 588,844	\$ 588,844	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>487,096</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,075,940</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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	\$ -	\$ 9,791	\$ 9,791	0.00%
Special Assmnts- CDD Collected	807,581	500,084	(307,497)	61.92%
<b>TOTAL REVENUES</b>	<b>807,581</b>	<b>509,875</b>	<b>(297,706)</b>	<b>63.14%</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	-	(70,397)	(70,397)	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>\$ (72,438)</u>	<u>\$ (72,438)</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>736,235</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 663,797</u></b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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	\$ -	\$ 2,586	\$ 2,586	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>2,586</b>	<b>2,586</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	-	(388,016)	(388,016)	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	\$ -	\$ (385,196)	\$ (385,196)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>385,221</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 25</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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	\$ -	\$ 5,210	\$ 5,210	0.00%
Developer Contribution	-	61,305	61,305	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>66,515</b>	<b>66,515</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><u>Construction In Progress</u></b>				
Construction in Progress	-	28,282	(28,282)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>28,282</b>	<b>(28,282)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>135,913</b>	<b>(135,913)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(69,398)	(69,398)	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	\$ -	\$ (67,357)	\$ (67,357)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>292,929</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 225,572</b>		



**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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. 4-23  
 Statement Date 4/30/2023

<b>G/L Balance (LCY)</b>	284,931.62	<b>Statement Balance</b>	291,269.34
<b>G/L Balance</b>	284,931.62	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	291,269.34
<b>Subtotal</b>	284,931.62	<b>Outstanding Checks</b>	6,337.72
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	284,931.62	<b>Ending Balance</b>	284,931.62
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
2/16/2023	Payment	1317	NEPTUNE MULTI SERVICES LLC	175.00	175.00	0.00
3/30/2023	Payment	1338	CYPRESS CREEK AQUATICS, INC.	215.00	215.00	0.00
3/30/2023	Payment	1339	TECO	195.25	195.25	0.00
4/13/2023	Payment	1340	CYPRESS CREEK AQUATICS, INC.	2,838.00	2,838.00	0.00
4/13/2023	Payment	1341	STRALEY ROBIN VERICKER	4,076.50	4,076.50	0.00
4/13/2023	Payment	1342	YELLOWSTONE LANDSCAPE	10,290.21	10,290.21	0.00
Total Checks				17,789.96	17,789.96	0.00
<b>Deposits</b>						
4/11/2023		JE000157	Debt Service/Tax Revenue	G/L 31.63	31.63	0.00
Total Deposits				31.63	31.63	0.00
<b>Outstanding Checks</b>						
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
4/27/2023	Payment	1343	CARLOS DE LA OSSA	200.00	0.00	200.00
4/27/2023	Payment	1344	INFRAMARK LLC	4,937.72	0.00	4,937.72
4/27/2023	Payment	1345	KELLY ANN EVANS	200.00	0.00	200.00
4/27/2023	Payment	1346	NICHOLAS J. DISTER	200.00	0.00	200.00
4/27/2023	Payment	1347	RYAN MOTKO	200.00	0.00	200.00
4/27/2023	Payment	1348	STEVEN K. LUCE	200.00	0.00	200.00
<b>Total Outstanding Checks.....</b>				<b>6,337.72</b>		<b>6,337.72</b>