

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019	SERIES 2021	SERIES 2019	SERIES 2021	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 263,311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 263,311
Cash in Transit	-	20	-	-	-	-	-	20
Due From Other Funds	-	6,749	7,548	-	-	-	-	14,297
Investments:								
Acq. & Construction - Amenity	-	-	-	-	89	-	-	89
Acq. & Construction - Master	-	-	-	-	224,671	-	-	224,671
Acquisition & Construction Account	-	-	-	6,491	-	-	-	6,491
Reserve Fund	-	382,638	406,196	-	-	-	-	788,834
Revenue Fund	-	194,542	575	-	-	-	-	195,117
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
TOTAL ASSETS	\$ 264,771	\$ 583,949	\$ 414,319	\$ 6,491	\$ 224,760	\$ 24,450,850	\$ 26,014,059	\$ 51,959,199
LIABILITIES								
Accounts Payable	\$ 80,921	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,921
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	300	-	-	6,449	7,548	-	-	14,297
TOTAL LIABILITIES	81,221	-	-	6,449	7,548	-	26,014,059	26,109,277
FUND BALANCES								
Restricted for:								
Debt Service	-	583,949	414,319	-	-	-	-	998,268
Capital Projects	-	-	-	42	217,212	-	-	217,254
Unassigned:	183,550	-	-	-	-	24,450,850	-	24,634,400
TOTAL FUND BALANCES	183,550	583,949	414,319	42	217,212	24,450,850	-	25,849,922
TOTAL LIABILITIES & FUND BALANCES	\$ 264,771	\$ 583,949	\$ 414,319	\$ 6,491	\$ 224,760	\$ 24,450,850	\$ 26,014,059	\$ 51,959,199

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ 384,655	\$ (86,229)	81.69%
Special Assmnts- CDD Collected	-	25,433	25,433	0.00%
TOTAL REVENUES	470,884	410,088	(60,796)	87.09%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,600	7,400	38.33%
ProfServ-Trustee Fees	8,100	4,041	4,059	49.89%
Disclosure Report	7,200	4,800	2,400	66.67%
District Counsel	10,000	8,655	1,345	86.55%
District Engineer	5,000	1,896	3,104	37.92%
District Manager	32,000	21,333	10,667	66.67%
Accounting Services	6,750	4,500	2,250	66.67%
Auditing Services	6,000	2,500	3,500	41.67%
Website Compliance	1,600	1,500	100	93.75%
Postage, Phone, Faxes, Copies	150	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	800	1,000	44.44%
Office Supplies	100	-	100	0.00%
Total Administration	98,884	61,979	36,905	62.68%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	5,000	3,415	1,585	68.30%
Total Garbage/Solid Waste Services	5,000	3,415	1,585	68.30%
<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%
<u>Other Physical Environment</u>				
Waterway Management	43,000	21,309	21,691	49.56%
Field Services	12,000	8,000	4,000	66.67%
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	130,000	82,013	47,987	63.09%
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%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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
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	5,009	9,991	33.39%
Irrigation Maintenance	10,000	-	10,000	0.00%
Total Other Physical Environment	252,000	116,331	135,669	46.16%
<u>Road and Street Facilities</u>				
Utility - StreetLights	110,000	86,144	23,856	78.31%
Total Road and Street Facilities	110,000	86,144	23,856	78.31%
TOTAL EXPENDITURES	470,884	267,869	203,015	56.89%
Excess (deficiency) of revenues				
Over (under) expenditures	-	142,219	142,219	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		41,331		
FUND BALANCE, ENDING		\$ 183,550		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 18,055	\$ 18,055	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	866,436	103,752	113.60%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	225,000	225,000	-	100.00%
Interest Expense	537,684	541,763	(4,079)	100.76%
Total Debt Service	762,684	766,763	(4,079)	100.53%
TOTAL EXPENDITURES	762,684	766,763	(4,079)	100.53%
Excess (deficiency) of revenues Over (under) expenditures	-	99,673	99,673	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	\$ -	\$ 96,853	\$ 96,853	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		487,096		
FUND BALANCE, ENDING		\$ 583,949		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 11,604	\$ 11,604	0.00%
Special Assmnts- CDD Collected	807,581	500,084	(307,497)	61.92%
TOTAL REVENUES	807,581	511,688	(295,893)	63.36%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	305,000	325,000	(20,000)	106.56%
Interest Expense	502,581	506,563	(3,982)	100.79%
Total Debt Service	807,581	831,563	(23,982)	102.97%
TOTAL EXPENDITURES	807,581	831,563	(23,982)	102.97%
Excess (deficiency) of revenues Over (under) expenditures	-	(319,875)	(319,875)	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	<u>\$ -</u>	<u>\$ (321,916)</u>	<u>\$ (321,916)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		736,235		
FUND BALANCE, ENDING		<u>\$ 414,319</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 2,603	\$ 2,603	0.00%
TOTAL REVENUES	-	2,603	2,603	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	-	(387,999)	(387,999)	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	\$ -	\$ (385,179)	\$ (385,179)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		385,221		
FUND BALANCE, ENDING		\$ 42		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 5,234	\$ 5,234	0.00%
Developer Contribution	-	61,305	61,305	0.00%
TOTAL REVENUES	-	66,539	66,539	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	-	36,666	(36,666)	0.00%
Total Construction In Progress	-	36,666	(36,666)	0.00%
TOTAL EXPENDITURES	-	144,297	(144,297)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(77,758)	(77,758)	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	\$ -	\$ (75,717)	\$ (75,717)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		292,929		
FUND BALANCE, ENDING		\$ 217,212		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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. 05-23
 Statement Date 5/31/2023

G/L Balance (LCY)	263,310.71	Statement Balance	268,260.10
G/L Balance	263,310.71	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	263,310.71	Subtotal	268,260.10
Negative Adjustments	0.00	Outstanding Checks	4,949.39
	<hr/>	Differences	0.00
Ending G/L Balance	263,310.71	Ending Balance	263,310.71
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
2/16/2023	Payment	1319	RYAN MOTKO	200	200.00	0.00
3/17/2023	Payment	1335	RYAN MOTKO	200	200.00	0.00
4/27/2023	Payment	1343	CARLOS DE LA OSSA	200	200.00	0.00
4/27/2023	Payment	1344	INFRAMARK LLC	4937.72	4,937.72	0.00
4/27/2023	Payment	1345	KELLY ANN EVANS	200	200.00	0.00
4/27/2023	Payment	1346	NICHOLAS J. DISTER	200	200.00	0.00
4/27/2023	Payment	1347	RYAN MOTKO	200	200.00	0.00
4/27/2023	Payment	1348	STEVEN K. LUCE	200	200.00	0.00
5/2/2023	Payment	1349	NEPTUNE MULTI SERVICES LLC	1170	1,170.00	0.00
5/2/2023	Payment	1350	TECO	158.45	158.45	0.00
5/2/2023	Payment	1351	YELLOWSTONE LANDSCAPE	10463.92	10,463.92	0.00
5/11/2023	Payment	1352	CYPRESS CREEK AQUATICS, INC.	2363	2,363.00	0.00
5/18/2023	Payment	1353	CARLOS DE LA OSSA	200	200.00	0.00
5/18/2023	Payment	1355	NICHOLAS J. DISTER	200	200.00	0.00
5/18/2023	Payment	1356	RYAN MOTKO	200	200.00	0.00
5/18/2023	Payment	1357	STEVEN K. LUCE	200	200.00	0.00
5/18/2023	Payment	1358	STRALEY ROBIN VERICKER	964.2	964.20	0.00
5/25/2023	Payment	1360	TECO	751.95	751.95	0.00
Total Checks				23,009.24	23,009.24	0.00
Outstanding Checks						
5/18/2023	Payment	1354	INFRAMARK LLC	4,929.17	0.00	4,929.17
5/24/2023	Payment	1359	NORTH PARK ISLE CDD	20.22	0.00	20.22
Total Outstanding Checks.....				4,949.39		4,949.39