

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 June 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			
ASSETS								
Cash - Operating Account	\$ 168,069	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168,069
Due From Other Funds	-	8,281	9,134	-	-	-	-	17,415
Investments:								
General Account	-	-	-	1	-	-	-	1
Acq. & Construction - Amenity	-	-	-	-	89	-	-	89
Acq. & Construction - Master	-	-	-	-	109,360	-	-	109,360
Acquisition & Construction Account	-	-	-	1,259	1,621	-	-	2,880
Reserve Fund	-	382,638	406,196	-	-	-	-	788,834
Revenue Fund	-	199,636	598	-	-	-	-	200,234
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	\$ 169,529	\$ 590,555	\$ 415,928	\$ 1,260	\$ 111,070	\$ 24,450,850	\$ 26,014,059	\$ 51,753,251
LIABILITIES								
Accounts Payable	\$ 18,199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,199
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	300	-	-	7,961	9,154	-	-	17,415
TOTAL LIABILITIES	18,499	-	-	7,961	9,154	-	26,014,059	26,049,673
FUND BALANCES								
Restricted for:								
Debt Service	-	590,555	415,928	-	-	-	-	1,006,483
Capital Projects	-	-	-	-	101,916	-	-	101,916
Unassigned:	151,030	-	-	(6,701)	-	24,450,850	-	24,595,179
TOTAL FUND BALANCES	151,030	590,555	415,928	(6,701)	101,916	24,450,850	-	25,703,578
TOTAL LIABILITIES & FUND BALANCES	\$ 169,529	\$ 590,555	\$ 415,928	\$ 1,260	\$ 111,070	\$ 24,450,850	\$ 26,014,059	\$ 51,753,251

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 470,884	\$ 387,095	\$ (83,789)	82.21%
Special Assmnts- CDD Collected	-	25,433	25,433	0.00%
TOTAL REVENUES	470,884	412,528	(58,356)	87.61%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	5,200	6,800	43.33%
ProfServ-Trustee Fees	8,100	4,041	4,059	49.89%
Disclosure Report	7,200	5,400	1,800	75.00%
District Counsel	10,000	9,508	492	95.08%
District Engineer	5,000	2,162	2,838	43.24%
District Manager	32,000	24,000	8,000	75.00%
Accounting Services	6,750	5,063	1,687	75.01%
Auditing Services	6,000	2,500	3,500	41.67%
Website Compliance	1,600	1,500	100	93.75%
Postage, Phone, Faxes, Copies	150	27	123	18.00%
Public Officials Insurance	2,686	2,566	120	95.53%
Insurance -Property & Casualty	3,283	3,137	146	95.55%
Legal Advertising	2,040	3,789	(1,749)	185.74%
Bank Fees	175	175	-	100.00%
Website Administration	1,800	900	900	50.00%
Office Supplies	100	-	100	0.00%
Total Administration	98,884	69,968	28,916	70.76%
<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%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<u>Other Physical Environment</u>				
Waterway Management	43,000	24,147	18,853	56.16%
Field Services	12,000	9,000	3,000	75.00%
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	130,000	94,022	35,978	72.32%
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	5,009	9,991	33.39%
Irrigation Maintenance	10,000	-	10,000	0.00%
Total Other Physical Environment	252,000	132,178	119,822	52.45%
<u>Road and Street Facilities</u>				
Utility - StreetLights	110,000	97,269	12,731	88.43%
Total Road and Street Facilities	110,000	97,269	12,731	88.43%
TOTAL EXPENDITURES	470,884	302,830	168,054	64.31%
Excess (deficiency) of revenues				
Over (under) expenditures	-	109,698	109,698	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		41,332		
FUND BALANCE, ENDING		\$ 151,030		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 20,335	\$ 20,335	0.00%
Special Assmnts- Tax Collector	-	686,284	686,284	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	873,042	110,358	114.47%
<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	-	106,279	106,279	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	\$ -	\$ 103,459	\$ 103,459	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		487,096		
FUND BALANCE, ENDING		\$ 590,555		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 13,213	\$ 13,213	0.00%
Special Assmnts- CDD Collected	807,581	500,084	(307,497)	61.92%
TOTAL REVENUES	807,581	513,297	(294,284)	63.56%
<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	-	(318,266)	(318,266)	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>\$ (320,307)</u>	<u>\$ (320,307)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		736,235		
FUND BALANCE, ENDING		<u>\$ 415,928</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,630	\$ 2,630	0.00%
TOTAL REVENUES	-	2,630	2,630	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%
<u>Construction In Progress</u>				
Construction in Progress	-	6,770	(6,770)	0.00%
Total Construction In Progress	-	6,770	(6,770)	0.00%
TOTAL EXPENDITURES	-	397,372	(397,372)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(394,742)	(394,742)	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	\$ -	\$ (391,922)	\$ (391,922)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		385,221		
FUND BALANCE, ENDING		\$ (6,701)		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6,730	\$ 6,730	0.00%
Developer Contribution	-	61,305	61,305	0.00%
TOTAL REVENUES	-	68,035	68,035	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	-	153,458	(153,458)	0.00%
Total Construction In Progress	-	153,458	(153,458)	0.00%
TOTAL EXPENDITURES	-	261,089	(261,089)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(193,054)	(193,054)	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	\$ -	\$ (191,013)	\$ (191,013)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		292,929		
FUND BALANCE, ENDING		\$ 101,916		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<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. 06-23
 Statement Date 6/30/2023

G/L Balance (LCY)	168,069.22	Statement Balance	252,744.31
G/L Balance	168,069.22	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	168,069.22	Subtotal	252,744.31
Negative Adjustments	0.00	Outstanding Checks	84,675.09
	<hr/>	Differences	0.00
Ending G/L Balance	168,069.22	Ending Balance	168,069.22
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
5/18/2023	Payment	1354	INFRAMARK LLC	4,929.17	4,929.17	0.00
5/24/2023	Payment	1359	NORTH PARK ISLE CDD	20.22	20.22	0.00
6/1/2023	Payment	1361	KELLY ANN EVANS	200.00	200.00	0.00
6/1/2023	Payment	1362	NEPTUNE MULTI SERVICES LLC	1,205.00	1,205.00	0.00
6/1/2023	Payment	1363	STANTEC CONSULTING SERVICES	221.50	221.50	0.00
6/1/2023	Payment	1364	TECO	527.37	527.37	0.00
6/8/2023	Payment	1365	DON HARRISON ENTERPRISES LLC	687.85	687.85	0.00
6/15/2023	Payment	1366	CARLOS DE LA OSSA	200.00	200.00	0.00
6/15/2023	Payment	1367	CYPRESS CREEK AQUATICS, INC.	2,363.00	2,363.00	0.00
6/15/2023	Payment	1368	INFRAMARK LLC	4,929.17	4,929.17	0.00
6/15/2023	Payment	1371	STRALEY ROBIN VERICKER	852.50	852.50	0.00
6/15/2023	Payment	1372	YELLOWSTONE LANDSCAPE	1,820.00	1,820.00	0.00
6/21/2023	Payment	1373	NORTH PARK ISLE CDD	4,326.24	4,326.24	0.00
Total Checks				22,282.02	22,282.02	0.00
Deposits						
6/6/2023		JE000197	Special Assmnts- Tax Collector	G/L 517.58	517.58	0.00
6/16/2023		JE000198	Special Assmnts- Tax Collector	G/L 6,248.65	6,248.65	0.00
Total Deposits				6,766.23	6,766.23	0.00
Outstanding Checks						
6/15/2023	Payment	1369	NICHOLAS J. DISTER	200.00	0.00	200.00
6/15/2023	Payment	1370	RYAN MOTKO	200.00	0.00	200.00
6/22/2023	Payment	1375	GIG FIBER LLC	83,650.00	0.00	83,650.00
6/29/2023	Payment	1376	TECO	625.09	0.00	625.09
Total Outstanding Checks.....				84,675.09		84,675.09