

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2023

Prepared by:



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NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 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	\$ 133,342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133,342
Accounts Receivable - Other	623	-	-	-	-	-	-	623
Due From Other Funds	-	9,761	10,705	-	-	-	-	20,466
Investments:								
General Account	-	-	-	2	-	-	-	2
Acq. & Construction - Amenity	-	-	-	-	90	-	-	90
Acq. & Construction - Master	-	-	-	-	109,783	-	-	109,783
Acquisition & Construction Account	-	-	-	2,749	3,199	-	-	5,948
Reserve Fund	-	382,638	406,196	-	-	-	-	788,834
Revenue Fund	-	200,394	600	-	-	-	-	200,994
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	\$ 135,425	\$ 592,793	\$ 417,501	\$ 2,751	\$ 113,072	\$ 24,450,850	\$ 26,014,059	\$ 51,726,451
LIABILITIES								
Accounts Payable	\$ 10,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,840
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	300	-	-	9,441	10,725	-	-	20,466
TOTAL LIABILITIES	11,140	-	-	9,441	10,725	-	26,014,059	26,045,365
FUND BALANCES								
Restricted for:								
Debt Service	-	592,793	417,501	-	-	-	-	1,010,294
Capital Projects	-	-	-	-	102,347	-	-	102,347
Unassigned:	124,285	-	-	(6,690)	-	24,450,850	-	24,568,445
TOTAL FUND BALANCES	124,285	592,793	417,501	(6,690)	102,347	24,450,850	-	25,681,086
TOTAL LIABILITIES & FUND BALANCES	\$ 135,425	\$ 592,793	\$ 417,501	\$ 2,751	\$ 113,072	\$ 24,450,850	\$ 26,014,059	\$ 51,726,451

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ 387,095	\$ (83,789)	82.21%
Special Assmnts- CDD Collected	-	25,433	25,433	0.00%
Developer Contribution	-	16,000	16,000	0.00%
TOTAL REVENUES	470,884	428,528	(42,356)	91.01%
<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	6,000	1,200	83.33%
District Counsel	10,000	14,455	(4,455)	144.55%
District Engineer	5,000	2,162	2,838	43.24%
District Manager	32,000	26,667	5,333	83.33%
Accounting Services	6,750	5,625	1,125	83.33%
Auditing Services	6,000	2,500	3,500	41.67%
Website Compliance	1,600	1,500	100	93.75%
Postage, Phone, Faxes, Copies	150	31	119	20.67%
Public Officials Insurance	2,686	2,566	120	95.53%
Insurance -Property & Casualty	3,283	3,137	146	95.55%
Legal Advertising	2,040	4,140	(2,100)	202.94%
Bank Fees	175	175	-	100.00%
Website Administration	1,800	1,000	800	55.56%
Office Supplies	100	-	100	0.00%
Total Administration	98,884	79,199	19,685	80.09%
<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 July 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	27,680	15,320	64.37%
Field Services	12,000	10,000	2,000	83.33%
Contracts-Pools	15,000	3,376	11,624	22.51%
Contracts - Landscape	130,000	104,211	25,789	80.16%
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	520	4,480	10.40%
Miscellaneous Maintenance	15,000	6,114	8,886	40.76%
Irrigation Maintenance	10,000	600	9,400	6.00%
Total Other Physical Environment	252,000	152,501	99,499	60.52%
<u>Road and Street Facilities</u>				
Utility - StreetLights	110,000	98,243	11,757	89.31%
Total Road and Street Facilities	110,000	98,243	11,757	89.31%
<u>Construction In Progress</u>				
Construction in Progress	-	12,217	(12,217)	0.00%
Total Construction In Progress	-	12,217	(12,217)	0.00%
TOTAL EXPENDITURES	470,884	345,575	125,309	73.39%
Excess (deficiency) of revenues				
Over (under) expenditures	-	82,953	82,953	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		41,332		
FUND BALANCE, ENDING		\$ 124,285		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 22,573	\$ 22,573	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	875,280	112,596	114.76%
<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	-	108,517	108,517	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	\$ -	\$ 105,697	\$ 105,697	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		487,096		
FUND BALANCE, ENDING		\$ 592,793		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 14,786	\$ 14,786	0.00%
Special Assmnts- CDD Collected	807,581	500,084	(307,497)	61.92%
TOTAL REVENUES	807,581	514,870	(292,711)	63.75%
<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	-	(316,693)	(316,693)	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>\$ (318,734)</u>	<u>\$ (318,734)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		736,235		
FUND BALANCE, ENDING		<u>\$ 417,501</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 2,641	\$ 2,641	0.00%
TOTAL REVENUES	-	2,641	2,641	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	-	(394,731)	(394,731)	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	\$ -	\$ (391,911)	\$ (391,911)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		385,221		
FUND BALANCE, ENDING		\$ (6,690)		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 7,161	\$ 7,161	0.00%
Developer Contribution	-	61,305	61,305	0.00%
TOTAL REVENUES	-	68,466	68,466	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	-	(192,623)	(192,623)	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	\$ -	\$ (190,582)	\$ (190,582)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		292,929		
FUND BALANCE, ENDING		\$ 102,347		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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. 07-23
 Statement Date 7/31/2023

G/L Balance (LCY)	133,341.72	Statement Balance	138,414.12
G/L Balance	133,341.72	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	133,341.72	Subtotal	138,414.12
Negative Adjustments	0.00	Outstanding Checks	5,072.40
	<hr/>	Differences	0.00
Ending G/L Balance	133,341.72	Ending Balance	133,341.72
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
6/15/2023	Payment	1369	NICHOLAS J. DISTER	200.00	200.00	0.00
6/15/2023	Payment	1370	RYAN MOTKO	200.00	200.00	0.00
6/22/2023	Payment	1375	GIG FIBER LLC	83,650.00	83,650.00	0.00
6/29/2023	Payment	1376	TECO	625.09	625.09	0.00
7/6/2023	Payment	1377	CYPRESS CREEK AQUATICS, INC.	475.00	475.00	0.00
7/6/2023	Payment	1378	INFRAMARK LLC	4,930.07	4,930.07	0.00
7/6/2023	Payment	1379	STANTEC CONSULTING SERVICES	266.00	266.00	0.00
7/6/2023	Payment	1380	YELLOWSTONE LANDSCAPE	10,189.28	10,189.28	0.00
7/13/2023	Payment	1381	CYPRESS CREEK AQUATICS, INC.	2,363.00	2,363.00	0.00
7/13/2023	Payment	1382	TIMES PUBLISHING COM	2,338.95	2,338.95	0.00
7/13/2023	Payment	1383	YELLOWSTONE LANDSCAPE	10,189.28	10,189.28	0.00
7/20/2023	Payment	1384	TIMES PUBLISHING COM	350.56	350.56	0.00
7/27/2023	Payment	1385	NEPTUNE MULTI SERVICES LLC	2,085.00	2,085.00	0.00
7/27/2023	Payment	1388	YELLOWSTONE LANDSCAPE	600.00	600.00	0.00
7/31/2023	Payment	DD104	Payment of Invoice 000358	67.68	67.68	0.00
7/31/2023	Payment	DD105	Payment of Invoice 000359	2,583.22	2,583.22	0.00
7/31/2023	Payment	DD106	Payment of Invoice 000360	748.52	748.52	0.00
7/31/2023	Payment	DD107	Payment of Invoice 000361	512.59	512.59	0.00
7/31/2023	Payment	DD108	Payment of Invoice 000362	98.62	98.62	0.00
7/31/2023	Payment	DD109	Payment of Invoice 000363	1,069.66	1,069.66	0.00
7/31/2023	Payment	DD110	Payment of Invoice 000364	127.75	127.75	0.00
7/31/2023	Payment	DD111	Payment of Invoice 000365	102.39	102.39	0.00
7/31/2023	Payment	DD112	Payment of Invoice 000366	48.83	48.83	0.00
7/31/2023	Payment	DD113	Payment of Invoice 000367	2,017.42	2,017.42	0.00
7/31/2023	Payment	DD114	Payment of Invoice 000368	44.42	44.42	0.00
7/31/2023	Payment	DD115	Payment of Invoice 000369	3,824.00	3,824.00	0.00
7/31/2023		JE000236	TRUIST- GF OPERATING	622.86	622.86	0.00
Total Checks				130,330.19	130,330.19	0.00

Deposits

7/26/2023		JE000223	Wire - Dev Fund	G/L	16,000.00	16,000.00	0.00
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NORTH PARK ISLE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Deposits				16,000.00	16,000.00	0.00
Outstanding Checks						
7/27/2023	Payment	1386	SPEAREM ENTERPRISES	125.00	0.00	125.00
7/27/2023	Payment	1387	STRALEY ROBIN VERICKER	4,947.40	0.00	4,947.40
Total Outstanding Checks.....				5,072.40		5,072.40