

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2023

Prepared by:



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NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 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	\$ 93,910	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,910
Accounts Receivable - Other	623	-	-	-	-	-	-	623
Due From Other Funds	-	11,308	12,347	-	-	-	-	23,655
Investments:								
General Account	-	-	-	2	-	-	-	2
Acq. & Construction - Amenity	-	-	-	-	90	-	-	90
Acq. & Construction - Master	-	-	-	-	110,226	-	-	110,226
Acquisition & Construction Account	-	-	-	4,305	1,981	-	-	6,286
Prepayment Account	-	1,263,580	-	-	-	-	-	1,263,580
Reserve Fund	-	382,638	406,196	-	-	-	-	788,834
Revenue Fund	-	201,203	89,212	-	-	-	-	290,415
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	\$ 95,993	\$ 1,858,729	\$ 507,755	\$ 4,307	\$ 112,297	\$ 24,450,850	\$ 26,014,059	\$ 53,043,990
LIABILITIES								
Accounts Payable	\$ 31,528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,528
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	300	-	-	10,988	12,367	-	-	23,655
TOTAL LIABILITIES	31,828	-	-	10,988	12,367	-	26,014,059	26,069,242

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019	SERIES 2021	SERIES 2019	SERIES 2021	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	1,858,729	507,755	-	-	-	-	2,366,484
Capital Projects	-	-	-	-	99,930	-	-	99,930
Unassigned:	64,165	-	-	(6,681)	-	24,450,850	-	24,508,334
TOTAL FUND BALANCES	64,165	1,858,729	507,755	(6,681)	99,930	24,450,850	-	26,974,748
TOTAL LIABILITIES & FUND BALANCES	\$ 95,993	\$ 1,858,729	\$ 507,755	\$ 4,307	\$ 112,297	\$ 24,450,850	\$ 26,014,059	\$ 53,043,990

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	-	42,816	42,816	0.00%
Developer Contribution	-	16,000	16,000	0.00%
TOTAL REVENUES	470,884	445,911	(24,973)	94.70%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	6,000	6,000	50.00%
ProfServ-Trustee Fees	8,100	8,081	19	99.77%
Disclosure Report	7,200	6,600	600	91.67%
District Counsel	10,000	17,572	(7,572)	175.72%
District Engineer	5,000	2,676	2,324	53.52%
District Manager	32,000	29,333	2,667	91.67%
Accounting Services	6,750	6,188	562	91.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,600	1,500	100	93.75%
Postage, Phone, Faxes, Copies	150	35	115	23.33%
Public Officials Insurance	2,686	2,566	120	95.53%
Insurance -Property & Casualty	3,283	5,762	(2,479)	175.51%
Legal Advertising	2,040	4,140	(2,100)	202.94%
Bank Fees	175	190	(15)	108.57%
Website Administration	1,800	1,100	700	61.11%
Office Supplies	100	-	100	0.00%
Total Administration	98,884	91,743	7,141	92.78%
<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 August 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	11,000	1,000	91.67%
Contracts-Pools	15,000	5,626	9,374	37.51%
Contracts - Landscape	130,000	127,627	2,373	98.17%
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	11,481	(6,481)	229.62%
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	6,509	8,491	43.39%
Irrigation Maintenance	10,000	600	9,400	6.00%
Mileage Reimbursement	-	3	(3)	0.00%
Total Other Physical Environment	252,000	191,046	60,954	75.81%
<u>Road and Street Facilities</u>				
Utility - StreetLights	110,000	122,157	(12,157)	111.05%
Total Road and Street Facilities	110,000	122,157	(12,157)	111.05%
<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	420,578	50,306	89.32%
Excess (deficiency) of revenues				
Over (under) expenditures	-	25,333	25,333	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		38,832		
FUND BALANCE, ENDING		\$ 64,165		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
REVENUES				
Interest - Investments	\$ -	\$ 24,929	\$ 24,929	0.00%
Special Assmnts- Tax Collector	-	686,284	686,284	0.00%
Special Assmnts- Prepayment	-	1,309,629	1,309,629	0.00%
Special Assmnts- CDD Collected	762,684	120,374	(642,310)	15.78%
TOTAL REVENUES	762,684	2,141,216	1,378,532	280.75%
EXPENDITURES				
Debt Service				
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	-	1,374,453	1,374,453	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(2,820)	(2,820)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(2,820)	(2,820)	0.00%
Net change in fund balance	\$ -	\$ 1,371,633	\$ 1,371,633	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		487,096		
FUND BALANCE, ENDING		\$ 1,858,729		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
REVENUES				
Interest - Investments	\$ -	\$ 16,431	\$ 16,431	0.00%
Special Assmnts- Prepayment	-	88,609	88,609	0.00%
Special Assmnts- CDD Collected	807,581	500,084	(307,497)	61.92%
TOTAL REVENUES	807,581	605,124	(202,457)	74.93%
EXPENDITURES				
Debt Service				
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	-	(226,439)	(226,439)	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(2,041)	(2,041)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(2,041)	(2,041)	0.00%
Net change in fund balance	\$ -	\$ (228,480)	\$ (228,480)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		736,235		
FUND BALANCE, ENDING		\$ 507,755		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
REVENUES				
Interest - Investments	\$ -	\$ 2,650	\$ 2,650	0.00%
TOTAL REVENUES	-	2,650	2,650	0.00%
EXPENDITURES				
Other Physical Environment				
Improvements Other Than Bldgs	-	390,602	(390,602)	0.00%
Total Other Physical Environment	-	390,602	(390,602)	0.00%
Construction In Progress				
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	-	(394,722)	(394,722)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	2,820	2,820	0.00%
TOTAL FINANCING SOURCES (USES)	-	2,820	2,820	0.00%
Net change in fund balance	\$ -	\$ (391,902)	\$ (391,902)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		385,221		
FUND BALANCE, ENDING		\$ (6,681)		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
REVENUES				
Interest - Investments	\$ -	\$ 7,616	\$ 7,616	0.00%
Developer Contribution	-	61,305	61,305	0.00%
TOTAL REVENUES	-	68,921	68,921	0.00%
EXPENDITURES				
<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	-	156,330	(156,330)	0.00%
Total Construction In Progress	-	156,330	(156,330)	0.00%
TOTAL EXPENDITURES	-	263,961	(263,961)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(195,040)	(195,040)	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	\$ -	\$ (192,999)	\$ (192,999)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		292,929		
FUND BALANCE, ENDING		\$ 99,930		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
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		\$ 24,450,850		

NORTH PARK ISLE CDD

Bank Reconciliation

Bank Account No. 8942 TRUIST- GF OPERATING
 Statement No. 08-23
 Statement Date 8/31/2023

G/L Balance (LCY)	93,910.07	Statement Balance	104,860.07
G/L Balance	93,910.07	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	93,910.07	Subtotal	104,860.07
Negative Adjustments	0.00	Outstanding Checks	10,950.00
	<hr/>	Differences	0.00
Ending G/L Balance	93,910.07	Ending Balance	93,910.07
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
7/27/2023	Payment	1386	SPEAREM ENTERPRISES	125.00	125.00	0.00
7/27/2023	Payment	1387	STRALEY ROBIN VERICKER	4,947.40	4,947.40	0.00
8/3/2023	Payment	1389	INFRAMARK LLC	4,933.97	4,933.97	0.00
8/3/2023	Payment	1390	NEPTUNE MULTI SERVICES LLC	585.00	585.00	0.00
8/3/2023	Payment	DD116	Payment of Invoice 000370	4,347.00	4,347.00	0.00
8/4/2023	Payment	DD117	Payment of Invoice 000323	85.00	85.00	0.00
8/4/2023	Payment	DD118	Payment of Invoice 000325	855.99	855.99	0.00
8/4/2023	Payment	DD119	Payment of Invoice 000326	32.64	32.64	0.00
8/10/2023	Payment	1391	CARLOS DE LA OSSA	200.00	200.00	0.00
8/10/2023	Payment	1392	EGIS INSURANCE	2,625.00	2,625.00	0.00
8/10/2023	Payment	1393	FIELDS CONSULTING GROUP LLC	395.00	395.00	0.00
8/10/2023	Payment	1394	GIG FIBER LLC	10,500.00	10,500.00	0.00
8/10/2023	Payment	1395	KELLY ANN EVANS	200.00	200.00	0.00
8/10/2023	Payment	1396	NICHOLAS J. DISTER	200.00	200.00	0.00
8/10/2023	Payment	1398	STANTEC CONSULTING SERVICES	514.00	514.00	0.00
8/10/2023	Payment	1399	U. S. BANK	4,040.63	4,040.63	0.00
8/10/2023	Payment	1400	YELLOWSTONE LANDSCAPE	12,672.78	12,672.78	0.00
8/16/2023	Payment	1401	SECURITEAM	3,660.00	3,660.00	0.00
8/24/2023	Payment	1403	CARLOS DE LA OSSA REIM	3.20	3.20	0.00
8/31/2023		JE000242	Service Charge	15.00	15.00	0.00
Total Checks				50,937.61	50,937.61	0.00
Deposits						
8/8/2023		JE000224	CK#14711#### - O&M	G/L 17,383.56	17,383.56	0.00
Total Deposits				17,383.56	17,383.56	0.00
Outstanding Checks						
8/10/2023	Payment	1397	RYAN MOTKO	200.00	0.00	200.00
8/17/2023	Payment	1402	GIG FIBER LLC	10,500.00	0.00	10,500.00
8/24/2023	Payment	1404	FL DEPT OF HEALTH IN HILLSBOROUGH	250.00	0.00	250.00

NORTH PARK ISLE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
			Total Outstanding Checks.....	10,950.00		10,950.00