

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2024

Prepared by:



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NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019		SERIES 2021		SERIES 2019		SERIES 2021		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND			
ASSETS											
Cash - Operating Account	\$ 722,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 722,006
Cash in Transit	-	4,393	585	-	-	-	-	-	-	-	4,978
Accounts Receivable	783	-	-	-	-	-	-	-	-	-	783
Accounts Receivable - Other	623	-	-	-	-	-	-	-	-	-	623
Due From Other Funds	-	-	97,551	-	-	-	-	-	-	-	97,551
Investments:											
General Account	-	-	-	2	-	-	-	-	-	-	2
Acq. & Construction - Amenity	-	-	-	-	94	-	-	-	-	-	94
Acq. & Construction - Master	-	-	-	-	114,855	-	-	-	-	-	114,855
Acquisition & Construction Account	-	-	-	19,623	19,132	-	-	-	-	-	38,755
Prepayment Account	-	1,578	-	-	-	-	-	-	-	-	1,578
Reserve Fund	-	341,059	406,196	-	-	-	-	-	-	-	747,255
Revenue Fund	-	329,773	646,488	-	-	-	-	-	-	-	976,261
Deposits	21,760	-	-	-	-	-	-	-	-	-	21,760
Utility Deposits	4,112	-	-	-	-	-	-	-	-	-	4,112
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	\$ 749,284	\$ 676,803	\$ 1,150,820	\$ 19,625	\$ 134,081	\$ 24,450,850	\$ 26,014,059	\$ 53,195,522			

LIABILITIES

Accounts Payable	\$ 126,712	\$ 4,393	\$ 585	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,690
Accrued Expenses	4,929	-	-	-	-	-	-	-	-	4,929
Accounts Payable - Other	(3,030)	-	-	-	-	-	-	-	-	(3,030)
Contracts Payable	-	-	-	-	82,732	-	-	-	-	82,732
Bonds Payable	-	-	-	-	-	-	26,014,059	-	-	26,014,059
Due To Other Funds	5,301	37,227	-	25,908	29,115	-	-	-	-	97,551
TOTAL LIABILITIES	133,912	41,620	585	25,908	111,847	-	26,014,059	26,327,931		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2024

(In Whole Numbers)

		SERIES 2019	SERIES 2021	SERIES 2019	SERIES 2021			
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	TOTAL
				FUND	FUND	FUND	DEBT FUND	
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	635,183	1,150,235	-	-	-	-	1,785,418
Capital Projects	-	-	-	-	22,234	-	-	22,234
Unassigned:	615,372	-	-	(6,283)	-	24,450,850	-	25,059,939
TOTAL FUND BALANCES	615,372	635,183	1,150,235	(6,283)	22,234	24,450,850	-	26,867,591
TOTAL LIABILITIES & FUND BALANCES	\$ 749,284	\$ 676,803	\$ 1,150,820	\$ 19,625	\$ 134,081	\$ 24,450,850	\$ 26,014,059	\$ 53,195,522

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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>				
Rental Income	\$ -	\$ 800	\$ 800	0.00%
Special Assmnts- Tax Collector	386,285	425,668	39,383	110.20%
Special Assmnts- CDD Collected	503,540	802,158	298,618	159.30%
Other Miscellaneous Revenues	-	1,075	1,075	0.00%
TOTAL REVENUES	889,825	1,229,701	339,876	138.20%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	7,000	5,000	58.33%
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	19,355	(9,355)	193.55%
District Engineer	5,000	2,140	2,860	42.80%
District Manager	36,000	24,000	12,000	66.67%
Accounting Services	6,750	5,625	1,125	83.33%
Auditing Services	6,000	2,100	3,900	35.00%
Website Compliance	1,500	1,500	-	100.00%
Annual Mailing	2,500	-	2,500	0.00%
Postage, Phone, Faxes, Copies	500	614	(114)	122.80%
Insurance - General Liability	3,800	-	3,800	0.00%
Public Officials Insurance	3,100	2,656	444	85.68%
Insurance -Property & Casualty	50,000	18,458	31,542	36.92%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	7,000	1,687	5,313	24.10%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,000	500	66.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	3,175	(3,000)	1814.29%
Total Administration	163,975	99,351	64,624	60.59%
<u>Electric Utility Services</u>				
District Manager	-	2,667	(2,667)	0.00%
Contracts-Pools	-	2,100	(2,100)	0.00%
Utility - Electric	15,000	5,638	9,362	37.59%
Total Electric Utility Services	15,000	10,405	4,595	69.37%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	5,000	-	5,000	0.00%
Total Garbage/Solid Waste 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, 2024
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>Water-Sewer Comb Services</u>				
Utility - Water	3,500	22,590	(19,090)	645.43%
Total Water-Sewer Comb Services	3,500	22,590	(19,090)	645.43%
<u>Other Physical Environment</u>				
Waterway Management	44,000	39,700	4,300	90.23%
Field Services	12,000	9,200	2,800	76.67%
Contracts-Pools	11,200	16,450	(5,250)	146.88%
Contracts-Trash & Debris Removal	2,500	-	2,500	0.00%
Contracts - Landscape	180,000	193,822	(13,822)	107.68%
Amenity Center Pest Control	2,000	125	1,875	6.25%
Onsite Staff	35,000	2,000	33,000	5.71%
Janitorial Services & Supplies	1,800	2,898	(1,098)	161.00%
R&M-Drainage	25,000	-	25,000	0.00%
R&M-Other Landscape	10,000	5,900	4,100	59.00%
R&M-Pools	20,000	1,280	18,720	6.40%
Amenity Maintenance & Repairs	10,000	7,478	2,522	74.78%
Janitorial Maintenance	8,000	-	8,000	0.00%
R&M-Bush Hogging	1,500	-	1,500	0.00%
R&M-Monument, Entrance & Wall	2,800	-	2,800	0.00%
Landscape - Annuals	15,000	1,494	13,506	9.96%
Landscape - Mulch	20,000	7,450	12,550	37.25%
Landscape Maintenance	5,000	19,243	(14,243)	384.86%
R&M-Shared Landsc Maint Fr Ent	1,500	825	675	55.00%
R&M-Security Cameras	15,000	-	15,000	0.00%
Plant Replacement Program	15,000	11,827	3,173	78.85%
Security System Monitoring & Maint.	3,000	7,224	(4,224)	240.80%
Miscellaneous Maintenance	15,000	17,708	(2,708)	118.05%
Irrigation Maintenance	15,000	3,723	11,277	24.82%
Mitigation Area Monitoring & Maintenance	2,500	-	2,500	0.00%
Aquatic Maintenance	3,000	-	3,000	0.00%
Aquatic Plant Replacement	2,000	-	2,000	0.00%
Misc-Access Cards	2,000	175	1,825	8.75%
Holiday Lighting & Decorations	15,000	-	15,000	0.00%
Janitorial Supplies	1,000	-	1,000	0.00%
Dog Waste Station Supplies	9,000	-	9,000	0.00%
Amenities Furniture & Fixtures	5,000	-	5,000	0.00%
Reserve - Undesignated	62,550	-	62,550	0.00%
Total Other Physical Environment	572,350	348,522	223,828	60.89%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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>Road and Street Facilities</u>				
Utility - StreetLights	130,000	160,406	(30,406)	123.39%
Total Road and Street Facilities	<u>130,000</u>	<u>160,406</u>	<u>(30,406)</u>	<u>123.39%</u>
TOTAL EXPENDITURES	889,825	641,274	248,551	72.07%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>-</u>	<u>588,427</u>	<u>588,427</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		26,945		
FUND BALANCE, ENDING		<u>\$ 615,372</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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	\$ -	\$ 38,376	\$ 38,376	0.00%
Special Assmnts- Tax Collector	764,347	686,876	(77,471)	89.86%
Special Assmnts- CDD Collected	-	28,554	28,554	0.00%
TOTAL REVENUES	764,347	753,806	(10,541)	98.62%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	235,000	485,000	(250,000)	206.38%
Principal Prepayments	-	1,000,000	(1,000,000)	0.00%
Interest Expense	529,347	505,141	24,206	95.43%
Total Debt Service	764,347	1,990,141	(1,225,794)	260.37%
TOTAL EXPENDITURES	764,347	1,990,141	(1,225,794)	260.37%
Excess (deficiency) of revenues Over (under) expenditures	-	(1,236,335)	(1,236,335)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,871,518		
FUND BALANCE, ENDING		\$ 635,183		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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	\$ -	\$ 30,008	\$ 30,008	0.00%
Special Assmnts- Tax Collector	-	67,857	67,857	0.00%
Special Assmnts- CDD Collected	810,109	1,346,646	536,537	166.23%
TOTAL REVENUES	810,109	1,444,511	634,402	178.31%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	247,555	305,000	(57,445)	123.20%
Interest Expense	562,554	498,845	63,709	88.68%
Total Debt Service	810,109	803,845	6,264	99.23%
TOTAL EXPENDITURES	810,109	803,845	6,264	99.23%
Excess (deficiency) of revenues				
Over (under) expenditures	-	640,666	640,666	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		509,569		
FUND BALANCE, ENDING		\$ 1,150,235		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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	\$ -	\$ 380	\$ 380	0.00%
TOTAL REVENUES	-	380	380	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	380	380	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(6,663)		
FUND BALANCE, ENDING		<u>\$ (6,283)</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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	\$ -	\$ 4,555	\$ 4,555	0.00%
TOTAL REVENUES	-	4,555	4,555	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,555	4,555	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		17,679		
FUND BALANCE, ENDING		<u>\$ 22,234</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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, 2023)		24,450,850		
FUND BALANCE, ENDING		<u>\$ 24,450,850</u>		

Bank Account Statement

North Park Isle CDD

Wednesday, July 24, 2024

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Z-NTHITE

Bank Account No. 8942
Statement No. 24_06
Statement Date 06/30/2024

GL Balance (LCY)	722,006.45
GL Balance	722,006.45
Positive Adjustments	0.00
<hr/>	
Subtotal	722,006.45
Negative Adjustments	0.00
<hr/>	
Ending G/L Balance	722,006.45

Statement Balance	726,807.11
Outstanding Deposits	0.00
<hr/>	
Subtotal	726,807.11
Outstanding Checks	-4,800.66
<hr/>	
Ending Balance	722,006.45

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
06/04/2024	Payment	BD00005	Deposit No. BD00005	5,027.46	5,027.46	0.00
06/04/2024	Payment	BD00006	Deposit No. BD00006	225.00	225.00	0.00
06/17/2024	Payment	BD00007	Deposit No. BD00007	475.00	475.00	0.00
06/30/2024		JE000508	ACH DOH-EH 98404726	-250.35	-250.35	0.00
06/06/2024		JE000509	DS payment Tax collected	2,519.20	2,519.20	0.00
06/14/2024		JE000510	DS payment Tax collected	7,557.63	7,557.63	0.00
06/30/2024		JE000511	Utility Electric adjustment	2.38	2.38	0.00
Total Deposits				15,556.32	15,556.32	0.00
Checks						
05/09/2024	Payment	1562	Check for Vendor V00023	-200.00	-200.00	0.00
05/09/2024	Payment	1563	Check for Vendor V00027	-200.00	-200.00	0.00
05/30/2024	Payment	1574	Check for Vendor V00052	-2,313.00	-2,313.00	0.00
06/06/2024	Payment	1575	Check for Vendor V00005	-1,715.00	-1,715.00	0.00
06/06/2024	Payment	1576	Check for Vendor V00022	-331.41	-331.41	0.00
06/06/2024	Payment	1577	Check for Vendor V00025	-1,668.09	-1,668.09	0.00
06/06/2024	Payment	1578	Check for Vendor V00028	-1,464.49	-1,464.49	0.00
06/06/2024	Payment	1579	Check for Vendor V00038	-500.00	-500.00	0.00
06/06/2024	Payment	1580	Check for Vendor V00043	-730.00	-730.00	0.00
06/10/2024	Payment	1581	Check for Vendor V00058	-812.00	-812.00	0.00
06/21/2024	Payment	1584	Check for Vendor V00023	-200.00	-200.00	0.00
06/21/2024	Payment	1586	Check for Vendor V00029	-200.00	-200.00	0.00
06/17/2024	Payment	DD183	Payment of Invoice 000950	-930.61	-930.61	0.00
06/17/2024	Payment	DD184	Payment of Invoice 000964	-11,190.29	-11,190.29	0.00
06/17/2024	Payment	DD185	Payment of Invoice 001033	-37.40	-37.40	0.00
06/17/2024	Payment	DD186	Payment of Invoice 001034	-331.41	-331.41	0.00
06/17/2024	Payment	DD187	Payment of Invoice 001035	-331.41	-331.41	0.00
06/17/2024	Payment	DD188	Payment of Invoice 001037	-146.35	-146.35	0.00
06/17/2024	Payment	DD189	Payment of Invoice 001038	-231.17	-231.17	0.00
06/17/2024	Payment	DD190	Payment of Invoice 001039	-331.41	-331.41	0.00

Bank Account Statement

North Park Isle CDD

Wednesday, July 24, 2024
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Z-NTHITE

Bank Account No. 8942
Statement No. 24_06
Statement Date 06/30/2024

06/17/2024	Payment	DD191	Payment of Invoice 001040	-331.59	-331.59	0.00
Total Checks				-24,195.63	-24,195.63	0.00

Outstanding Checks

09/28/2023	Payment	1418	Check for Vendor V00037	-2,000.00
05/16/2024	Payment	1569	Check for Vendor V00047	-2,200.66
06/21/2024	Payment	1582	Check for Vendor V00017	-200.00
06/21/2024	Payment	1583	Check for Vendor V00020	-200.00
06/21/2024	Payment	1585	Check for Vendor V00027	-200.00
Total Outstanding Checks				-4,800.66

Outstanding Deposits

Total Outstanding Deposits