

# North Park Isle Community Development District

Financial Statements  
(Unaudited)

Period Ending  
August 31, 2024

Prepared by:



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**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of August 31, 2024

*(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			
<b>ASSETS</b>								
Cash - Operating Account	\$ 509,993	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 509,993
Cash in Transit	-	3,808	(3,808)	-	-	-	-	-
Accounts Receivable	783	-	-	-	-	-	-	783
Accounts Receivable - Other	623	-	-	-	-	-	-	623
Due From Other Funds	1,492	-	100,290	-	-	-	-	101,782
Investments:								
General Account	-	-	-	2	-	-	-	2
Acq. & Construction - Master	-	-	-	-	113,795	-	-	113,795
Acquisition & Construction Account	-	-	-	22,580	22,619	-	-	45,199
Prepayment Account	-	1,578	-	-	-	-	-	1,578
Reserve Fund	-	341,059	406,196	-	-	-	-	747,255
Revenue Fund	-	333,070	662,116	-	-	-	-	995,186
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
<b>TOTAL ASSETS</b>	<b>\$ 538,763</b>	<b>\$ 679,515</b>	<b>\$ 1,164,794</b>	<b>\$ 22,582</b>	<b>\$ 136,414</b>	<b>\$ 24,450,850</b>	<b>\$ 26,014,059</b>	<b>\$ 53,006,977</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 69,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,240
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	-	40,643	-	28,700	32,439	-	-	101,782
<b>TOTAL LIABILITIES</b>	<b>71,139</b>	<b>40,643</b>	<b>-</b>	<b>28,700</b>	<b>115,171</b>	<b>-</b>	<b>26,014,059</b>	<b>26,269,712</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of August 31, 2024

*(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			
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	638,872	1,164,794	-	-	-	-	1,803,666
Capital Projects	-	-	-	-	21,243	-	-	21,243
Unassigned:	467,624	-	-	(6,118)	-	24,450,850	-	24,912,356
<b>TOTAL FUND BALANCES</b>	<b>467,624</b>	<b>638,872</b>	<b>1,164,794</b>	<b>(6,118)</b>	<b>21,243</b>	<b>24,450,850</b>	<b>-</b>	<b>26,737,265</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 538,763</b>	<b>\$ 679,515</b>	<b>\$ 1,164,794</b>	<b>\$ 22,582</b>	<b>\$ 136,414</b>	<b>\$ 24,450,850</b>	<b>\$ 26,014,059</b>	<b>\$ 53,006,977</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 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
<b><u>REVENUES</u></b>				
Interest - Tax Collector	\$ -	\$ 55	\$ 55	0.00%
Rental Income	-	1,675	1,675	0.00%
Special Assmnts- Tax Collector	386,285	425,668	39,383	110.20%
Special Assmnts- CDD Collected	503,540	803,029	299,489	159.48%
Developer Contribution	-	27,018	27,018	0.00%
Other Miscellaneous Revenues	-	1,350	1,350	0.00%
<b>TOTAL REVENUES</b>	<b>889,825</b>	<b>1,258,795</b>	<b>368,970</b>	<b>141.47%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	9,000	3,000	75.00%
ProfServ-Trustee Fees	8,100	8,281	(181)	102.23%
Disclosure Report	7,200	7,200	-	100.00%
District Counsel	10,000	22,809	(12,809)	228.09%
District Engineer	5,000	2,140	2,860	42.80%
District Manager	36,000	33,667	2,333	93.52%
Accounting Services	6,750	6,750	-	100.00%
Auditing Services	6,000	8,300	(2,300)	138.33%
Website Compliance	1,500	1,500	-	100.00%
Annual Mailing	2,500	-	2,500	0.00%
Postage, Phone, Faxes, Copies	500	786	(286)	157.20%
Insurance - General Liability	3,800	-	3,800	0.00%
Public Officials Insurance	3,100	2,656	444	85.68%
Insurance -Property & Casualty	50,000	20,563	29,437	41.13%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	7,000	2,413	4,587	34.47%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,200	300	80.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	4,218	(4,043)	2410.29%
<b>Total Administration</b>	<b>163,975</b>	<b>131,483</b>	<b>32,492</b>	<b>80.18%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	15,000	29,750	(14,750)	198.33%
<b>Total Electric Utility Services</b>	<b>15,000</b>	<b>29,750</b>	<b>(14,750)</b>	<b>198.33%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	5,000	-	5,000	0.00%
<b>Total Garbage/Solid Waste Services</b>	<b>5,000</b>	<b>-</b>	<b>5,000</b>	<b>0.00%</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 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
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	3,500	43,526	(40,026)	1243.60%
<b>Total Water-Sewer Comb Services</b>	<b>3,500</b>	<b>43,526</b>	<b>(40,026)</b>	<b>1243.60%</b>
<b><u>Other Physical Environment</u></b>				
Waterway Management	44,000	48,750	(4,750)	110.80%
Field Services	12,000	11,200	800	93.33%
Contracts-Pools	11,200	22,800	(11,600)	203.57%
Contracts-Trash & Debris Removal	2,500	-	2,500	0.00%
Contracts - Landscape	180,000	242,335	(62,335)	134.63%
Amenity Center Pest Control	2,000	375	1,625	18.75%
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	9,769	231	97.69%
R&M-Pools	20,000	4,048	15,952	20.24%
Amenity Maintenance & Repairs	10,000	10,158	(158)	101.58%
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	13,289	(10,289)	442.97%
Miscellaneous Maintenance	15,000	17,900	(2,900)	119.33%
Irrigation Maintenance	15,000	5,516	9,484	36.77%
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%
<b>Total Other Physical Environment</b>	<b>572,350</b>	<b>432,052</b>	<b>140,298</b>	<b>75.49%</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 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
<b><u>Road and Street Facilities</u></b>				
Utility - StreetLights	130,000	181,306	(51,306)	139.47%
<b>Total Road and Street Facilities</b>	<b>130,000</b>	<b>181,306</b>	<b>(51,306)</b>	<b>139.47%</b>
<b>TOTAL EXPENDITURES</b>	<b>889,825</b>	<b>818,117</b>	<b>71,708</b>	<b>91.94%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	440,678	440,678	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>26,946</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 467,624</u></b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 43,879	\$ 43,879	0.00%
Special Assmnts- Tax Collector	764,347	686,876	(77,471)	89.86%
Special Assmnts- CDD Collected	-	28,554	28,554	0.00%
<b>TOTAL REVENUES</b>	<b>764,347</b>	<b>759,309</b>	<b>(5,038)</b>	<b>99.34%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	-	1,814	(1,814)	0.00%
<b>Total Water-Sewer Comb Services</b>	<b>-</b>	<b>1,814</b>	<b>(1,814)</b>	<b>0.00%</b>
<b><u>Debt Service</u></b>				
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%
<b>Total Debt Service</b>	<b>764,347</b>	<b>1,990,141</b>	<b>(1,225,794)</b>	<b>260.37%</b>
<b>TOTAL EXPENDITURES</b>	<b>764,347</b>	<b>1,991,955</b>	<b>(1,227,608)</b>	<b>260.61%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,232,646)	(1,232,646)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,871,518</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 638,872</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 38,567	\$ 38,567	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%
Other Miscellaneous Revenues	-	6,000	6,000	0.00%
<b>TOTAL REVENUES</b>	<b>810,109</b>	<b>1,459,070</b>	<b>648,961</b>	<b>180.11%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	247,555	305,000	(57,445)	123.20%
Interest Expense	562,554	498,845	63,709	88.68%
<b>Total Debt Service</b>	<b>810,109</b>	<b>803,845</b>	<b>6,264</b>	<b>99.23%</b>
<b>TOTAL EXPENDITURES</b>	<b>810,109</b>	<b>803,845</b>	<b>6,264</b>	<b>99.23%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	655,225	655,225	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>509,569</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,164,794</u></b>		



**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 545	\$ 545	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>545</b>	<b>545</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	545	545	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(6,663)</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ (6,118)</u></b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,659	\$ 5,659	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>5,659</b>	<b>5,659</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	2,095	(2,095)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>2,095</b>	<b>(2,095)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>2,095</b>	<b>(2,095)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	3,564	3,564	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>17,679</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 21,243</u></b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>24,450,850</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 24,450,850</u></b>		

# Bank Account Statement

North Park Isle CDD

**Bank Account No.** 8942  
**Statement No.** 24\_08  
**Statement Date** 08/31/2024

<b>GL Balance (LCY)</b>	509,993.02	<b>Statement Balance</b>	519,065.47
<b>GL Balance</b>	509,993.02	<b>Outstanding Deposits</b>	209.99
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	519,275.46
<b>Subtotal</b>	509,993.02	<b>Outstanding Checks</b>	-9,282.44
<b>Negative Adjustments</b>	0.00		
	<hr/>	<b>Ending Balance</b>	509,993.02
<b>Ending G/L Balance</b>	509,993.02		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
08/12/2024	Payment	BD00009	Deposit No. BD00009	500.00	500.00	0.00
08/05/2024	Payment	BD00010	Deposit No. BD00010	26,313.86	26,313.86	0.00
08/05/2024	Payment	BD00011	Deposit No. BD00011	704.61	704.61	0.00
08/28/2024	Payment	BD00013	CK#15530 Off Roll- O&M	871.50	871.50	0.00
08/26/2024	Payment	BD00014	Deposit No. BD00014	175.00	175.00	0.00
<b>Total Deposits</b>				28,564.97	28,564.97	0.00
<b>Checks</b>						
08/09/2024	Payment	1617	Check for Vendor V00023	-200.00	-200.00	0.00
08/09/2024	Payment	1618	Check for Vendor V00029	-200.00	-200.00	0.00
08/09/2024	Payment	1619	Check for Vendor V00047	-3,665.77	-3,665.77	0.00
08/09/2024	Payment	1620	Check for Vendor V00020	-200.00	-200.00	0.00
08/09/2024	Payment	1621	Check for Vendor V00017	-200.00	-200.00	0.00
08/15/2024	Payment	1623	Check for Vendor V00043	-730.00	-730.00	0.00
08/15/2024	Payment	1624	Check for Vendor V00057	-24,256.50	-24,256.50	0.00
08/15/2024	Payment	1625	Check for Vendor V00052	-125.00	-125.00	0.00
08/15/2024	Payment	1626	Check for Vendor V00039	-500.00	-500.00	0.00
08/19/2024	Payment	1627	Check for Vendor V00025	-12,104.93	-12,104.93	0.00
08/19/2024	Payment	100000	Inv: 130344, Ref: DISTRICT INVOICE JULY	-110.45	-110.45	0.00
08/05/2024	Payment	DD202	Payment of Invoice 001089	-31.57	-31.57	0.00
08/05/2024	Payment	DD203	Payment of Invoice 001090	-29.47	-29.47	0.00
08/05/2024	Payment	DD204	Payment of Invoice 001091	-28.85	-28.85	0.00
08/05/2024	Payment	DD205	Payment of Invoice 001092	-47.44	-47.44	0.00
08/05/2024	Payment	DD207	Payment of Invoice 001094	-936.23	-936.23	0.00
08/05/2024	Payment	DD208	Payment of Invoice 001095	-280.62	-280.62	0.00
08/05/2024	Payment	DD209	Payment of Invoice 001097	-11,170.04	-11,170.04	0.00
08/05/2024	Payment	DD210	Payment of Invoice 001096	-456.20	-456.20	0.00
08/30/2024	Payment	DD211	Payment of Invoice 001119	-209.99	-209.99	0.00
08/05/2024	Payment	DD212	Payment of Invoice 001093	-39.10	-39.10	0.00
<b>Total Checks</b>				-55,522.16	-55,522.16	0.00

# Bank Account Statement

North Park Isle CDD

**Bank Account No.** 8942  
**Statement No.** 24\_08  
**Statement Date** 08/31/2024

## Adjustments

### Total Adjustments

### 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
07/23/2024	Payment	1603	Check for Vendor V00007	-2,105.00
07/23/2024	Payment	1605	Check for Vendor V00059	-2,776.78
08/09/2024	Payment	1622	Check for Vendor V00027	-200.00
<b>Total Outstanding Checks</b>				<b>-9,282.44</b>

### Outstanding Deposits

08/01/2024	JE000545	Spectrum Inv.	209.99
<b>Total Outstanding Deposits</b>			<b>209.99</b>