North Park Isle Community Development District

Financial Statements (Unaudited)

Period Ending September 30, 2024

Prepared by:



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Balance Sheet

As of September 30, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	G	ENERAL FUND	ERIES 2019 BT SERVICE FUND	ERIES 2021 BT SERVICE FUND	c	ERIES 2019 CAPITAL ROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND		GENERAL FIXED ASSETS FUND	L	GENERAL ONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>												
Cash - Operating Account	\$	367,864	\$ -	\$ -	\$	-	\$	- 5	-	\$	-	\$ 367,864
Cash in Transit		-	3,808	(3,808)		-		-	-		-	-
Accounts Receivable		783	-	-		-		-	-		-	783
Due From Other Funds		1,492	-	101,971		-		-	-		-	103,463
Investments:												
General Account		-	-	-		2		-	-		-	2
Acq. & Construction - Master		-	-	-		-	114,26	6	-		-	114,266
Acquisition & Construction Account		-	-	-		24,085	24,39	3	-		-	48,478
Prepayment Account		-	1,578	-		-		-	-		-	1,578
Reserve Fund		-	341,059	406,196		-		-	-		-	747,255
Revenue Fund		-	334,455	676,841		-		-	-		-	1,011,296
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	\$	396,011	\$ 680,900	\$ 1,181,200	\$	24,087	\$ 138,65	9 (24,450,850	\$	26,014,059	\$ 52,885,766
<u>LIABILITIES</u>												
Accounts Payable	\$	90,222	\$ -	\$ -	\$	-	\$	- 5	-	\$	-	\$ 90,222
Accounts Payable - Other		(3,653)	-	-		-		-	-		-	(3,653)
Contracts Payable		-	-	-		-	82,73	2	-		-	82,732
Bonds Payable		-	-	-		-		-	-		26,014,059	26,014,059
Due To Other Funds		-	39,232	-		30,111	34,12	0	-		-	103,463
TOTAL LIABILITIES		86,569	39,232	-		30,111	116,85	2	-		26,014,059	26,286,823

Balance Sheet

As of September 30, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES								
Restricted for:								
Debt Service	-	641,668	1,181,200	_	_	_	_	1,822,868
Capital Projects	-	-	-	-	21,807	-	-	21,807
Unassigned:	309,442	-	-	(6,024)	-	24,450,850	-	24,754,268
TOTAL FUND BALANCES	309,442	641,668	1,181,200	(6,024)	21,807	24,450,850	-	26,598,943
TOTAL LIABILITIES & FUND BALANCES	\$ 396,011	\$ 680,900	\$ 1,181,200	\$ 24,087	\$ 138,659	\$ 24,450,850	\$ 26,014,059	52,885,766

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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	
REVENUES					
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%	
TOTAL REVENUES	889,825	1,258,795	368,970	141.47%	
EXPENDITURES					
<u>Administration</u>					
Supervisor Fees	12,000	10,000	2,000	83.33%	
ProfServ-Trustee Fees	8,100	8,281	(181)	102.23%	
Disclosure Report	7,200	7,800	(600)	108.33%	
District Counsel	10,000	23,934	(13,934)	239.34%	
District Engineer	5,000	12,940	(7,940)	258.80%	
District Manager	36,000	37,167	(1,167)	103.24%	
Accounting Services	6,750	7,313	(563)	108.34%	
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	801	(301)	160.20%	
Insurance - General Liability	3,800	-	3,800	0.00%	
Public Officials Insurance	3,100	2,656	444	85.68%	
Insurance -Property & Casualty	50,000	51,312	(1,312)	102.62%	
Insurance Deductible	2,500	-	2,500	0.00%	
Legal Advertising	7,000	2,843	4,157	40.61%	
Bank Fees	250	-	250	0.00%	
Website Administration	1,500	1,300	200	86.67%	
Office Supplies	100	-	100	0.00%	
Dues, Licenses, Subscriptions	175	4,727	(4,552)	2701.14%	
Total Administration	163,975	180,874	(16,899)	110.31%	
Electric Utility Services					
Utility - Electric	15,000	43,785	(28,785)	291.90%	
Total Electric Utility Services	15,000	43,785	(28,785)	291.90%	
Garbage/Solid Waste Services					
Garbage Collection	5,000		5,000	0.00%	
Total Garbage/Solid Waste Services	5,000		5,000	0.00%	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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
Water-Sewer Comb Services	0.500	47.000	(44.400)	1000 570/
Utility - Water	3,500	47,900	(44,400)	1368.57%
Total Water-Sewer Comb Services	3,500	47,900	(44,400)	1368.57%
Other Physical Environment				
Waterway Management	44,000	53,075	(9,075)	120.63%
Field Services	12,000	12,200	(200)	101.67%
Contracts-Pools	11,200	24,800	(13,600)	221.43%
Contracts-Trash & Debris Removal	2,500	-	2,500	0.00%
Contracts - Landscape	180,000	266,591	(86,591)	148.11%
Amenity Center Pest Control	2,000	625	1,375	31.25%
Onsite Staff	35,000	29,000	6,000	82.86%
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	16,505	(6,505)	165.05%
R&M-Pools	20,000	4,198	15,802	20.99%
Amenity Maintenance & Repairs	10,000	11,098	(1,098)	110.98%
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	270	2,530	9.64%
Landscape - Annuals	15,000	1,494	13,506	9.96%
Landscape - Mulch	20,000	7,450	12,550	37.25%
Landscape Maintenance	5,000	35,921	(30,921)	718.42%
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	13,789	(10,789)	459.63%
Miscellaneous Maintenance	15,000	18,655	(3,655)	124.37%
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%
Total Other Physical Environment	572,350	516,912	55,438	90.31%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	R TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Road and Street Facilities				
Utility - StreetLights	130,000	191,756	(61,756)	147.50%
Total Road and Street Facilities	130,000	191,756	(61,756)	147.50%
TOTAL EXPENDITURES	889,825	981,227	(91,402)	110.27%
Excess (deficiency) of revenues				
Over (under) expenditures		 277,568	277,568	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		26,945		
FUND BALANCE, ENDING		\$ 304,513		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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
REVENUES				
Interest - Investments	\$ -	\$ 46.675	\$ 46,675	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	762,105	(2,242)	99.71%
EXPENDITURES				
Water-Sewer Comb Services				
Utility - Water	-	1,814	(1,814)	0.00%
Total Water-Sewer Comb Services	-	1,814	(1,814)	0.00%
<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	1,991,955	(1,227,608)	260.61%
Excess (deficiency) of revenues				
Over (under) expenditures		(1,229,850)	(1,229,850)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,871,518		
FUND BALANCE, ENDING		\$ 641,668		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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	\$ -	\$	42,973	\$	42,973	0.00%
Special Assmnts- Tax Collector	-		67,857		67,857	0.00%
Special Assmnts- CDD Collected	810,109		1,358,646		548,537	167.71%
Other Miscellaneous Revenues	-		6,000		6,000	0.00%
TOTAL REVENUES	810,109		1,475,476		665,367	182.13%
EXPENDITURES Debt Service						
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			671,631		671,631	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			509,569			
FUND BALANCE, ENDING		\$	1,181,200			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 Series 2019 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTEI BUDGET	D	R TO DATE	NCE (\$) UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$	-	\$ 639	\$ 639	0.00%
TOTAL REVENUES		-	639	639	0.00%
EXPENDITURES					
TOTAL EXPENDITURES		-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures		_	639	639	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			(6,663)		
FUND BALANCE, ENDING			\$ (6,024)		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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	
REVENUES								
Interest - Investments	\$	_	\$	6,223	\$	6,223	0.00%	
TOTAL REVENUES		-		6,223		6,223	0.00%	
<u>EXPENDITURES</u>								
Construction In Progress								
Construction in Progress				2,095		(2,095)	0.00%	
Total Construction In Progress				2,095		(2,095)	0.00%	
TOTAL EXPENDITURES		-		2,095		(2,095)	0.00%	
Excess (deficiency) of revenues								
Over (under) expenditures				4,128		4,128	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2023)				17,679				
FUND BALANCE, ENDING			\$	21,807				

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 General Fixed Assets Fund (900) (In Whole Numbers)

	ANNUAL ADOPTED	YEAR TO DATE	VARIANCE (\$)	YTD ACTUAL AS A % OF
ACCOUNT DESCRIPTION	BUDGET	ACTUAL	FAV(UNFAV)	ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EVDENDITUDES				
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-		. <u>-</u>	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		24,450,850		
FUND BALANCE, ENDING		\$ 24,450,850		

Bank Account Statement

North Park Isle CDD

 Bank Account No.
 8942

 Statement No.
 24_09

 Statement Date
 09/30/2024

GL Balance (LCY)	367,864.11	Statement Balance	410,869.27
GL Balance	367,864.11	Outstanding Deposits	209.99
Positive Adjustments	0.00	Subtotal	411,079.26
Subtotal	367.864.11	Outstanding Checks	-43,215.15
Negative Adjustments	0.00	Ending Balance	367,864.11
Ending G/L Balance	367,864.11		

	Document				Cleared	
Posting Date	Type	Document No.	Description	Amount	Amount	Difference
Deposits						
						0.00
Total Deposit	:s					0.00
Checks						
Circuis						0.00
09/05/2024	Payment	100001	Inv: 18810, Ref: SECURITY	-360.00	-360.00	0.00 0.00
09/05/2024	,	100001	Inv. 0416, Ref. AMENITY MAINT.	-830.00	-830.00	0.00
09/05/2024	,	100002	Inv: 1023	-2,320.00	-2,320.00	0.00
09/05/2024	•	100003	Inv: 4195, Ref: LAKE MAINT.	-4,325.00	-2,320.00 -4,325.00	0.00
	,		,	-4,470.00	•	0.00
09/05/2024	,	100005 100006	BLUE LIFE POOL SERVICE LLC	-4,470.00 -862.50	-4,470.00 -862.50	0.00
09/05/2024	•		Inv: 25028, Ref: PROFESSIONAL SERVICES			0.00
09/05/2024	,	100007 100008	Inv: 26279, Ref: AUDIT FYE 09/30/2023 CITY OF PLANT CITY	-6,200.00 7.133.08	-6,200.00	0.00
09/05/2024	,			-7,132.98 -125.00	-7,132.98	
09/05/2024	,	100009	Inv: 59358765, Ref: PEST SERVICES LANDSCAPE MAINTENANCE		-125.00	0.00
09/05/2024	•	100010		-28,527.49	-28,527.49	0.00
09/05/2024	•	100011	Inv: 3121, Ref: SOLAR LIGHTS - AUG 2024	-10,450.00	-10,450.00	0.00
09/05/2024	,	100012	Inv: 11836, Ref: POOL EQUIPMENT	-298.28	-298.28	0.00
09/12/2024	,	100013	Inv: 29-BID-7292695	-250.00	-250.00	0.00
09/12/2024	•	1628	Check for Vendor V00023	-200.00	-200.00	0.00
09/12/2024	,	1629	Check for Vendor V00037	-2,000.00	-2,000.00	0.00
09/12/2024	,	1630	Check for Vendor V00029	-200.00	-200.00	0.00
09/12/2024	,	1631	Check for Vendor V00047	-4,374.40	-4,374.40	0.00
09/12/2024	,	1632	Check for Vendor V00042	-4,325.00	-4,325.00	0.00
09/12/2024	•	1633	Check for Vendor V00024	-10,450.00	-10,450.00	0.00
09/12/2024	,	1634	Check for Vendor V00025	-5,762.50	-5,762.50	0.00
09/12/2024	•	1635	Check for Vendor V00020	-200.00	-200.00	0.00
09/12/2024	-	1636	Check for Vendor V00052	-125.00	-125.00	0.00
09/12/2024	,	1637	Check for Vendor V00017	-200.00	-200.00	0.00
09/12/2024	,	1639	Check for Vendor V00039	-500.00	-500.00	0.00
09/26/2024	•	100016	Inv: 63015239	-125.00	-125.00	0.00
09/26/2024	,	100017	Inv: 3395	-300.00	-300.00	0.00
09/03/2024	Payment	DD213	Payment of Invoice 001156	-26.15	-26.15	0.00

Bank Account Statement

North Park Isle CDD

8942				
24_09				
09/30/2024				
nt DD214	Payment of Invoice 001157	-29.18	-29.18	0.00
nt DD215	Payment of Invoice 001158	-36.72	-36.72	0.00
nt DD216	Payment of Invoice 001159	-1,087.32	-1,087.32	0.00
nt DD217	Payment of Invoice 001160	-11,170.04	-11,170.04	0.00
nt DD218	Payment of Invoice 001161	-28.41	-28.41	0.00
nt DD219	Payment of Invoice 001120	-209.99	-209.99	0.00
nt DD220	Payment of Invoice 001165	-269.00	-269.00	0.00
nt DD221	Payment of Invoice 001168	-26.15	-26.15	0.00
nt DD222	Payment of Invoice 001170	-400.09	-400.09	0.00
		-108,196.20	-108,196.20	0.00
	24_09 09/30/2024 at DD214 at DD215 at DD216 at DD217 at DD218 at DD219 at DD220 at DD221	24_09 09/30/2024 at DD214 Payment of Invoice 001157 at DD215 Payment of Invoice 001158 at DD216 Payment of Invoice 001159 at DD217 Payment of Invoice 001160 at DD218 Payment of Invoice 001161 at DD219 Payment of Invoice 001120 at DD220 Payment of Invoice 001165 at DD221 Payment of Invoice 001168	24_09 09/30/2024 At DD214 Payment of Invoice 001157 -29.18 At DD215 Payment of Invoice 001158 -36.72 At DD216 Payment of Invoice 001159 -1,087.32 At DD217 Payment of Invoice 001160 -11,170.04 At DD218 Payment of Invoice 001161 -28.41 At DD219 Payment of Invoice 001120 -209.99 At DD220 Payment of Invoice 001165 -269.00 At DD221 Payment of Invoice 001168 -26.15 At DD222 Payment of Invoice 001170 -400.09	24_09 09/30/2024 At DD214 Payment of Invoice 001157 -29.18 -29.18 At DD215 Payment of Invoice 001158 -36.72 -36.72 At DD216 Payment of Invoice 001159 -1,087.32 -1,087.32 At DD217 Payment of Invoice 001160 -11,170.04 -11,170.04 At DD218 Payment of Invoice 001161 -28.41 -28.41 At DD219 Payment of Invoice 001120 -209.99 -209.99 At DD220 Payment of Invoice 001165 -269.00 -269.00 At DD221 Payment of Invoice 001168 -26.15 -26.15 At DD222 Payment of Invoice 001170 -400.09 -400.09

Adjustments

Total Adjustments

Outstanding Cl	hecks
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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
08/09/2024 Payment	1622	Check for Vendor V00027	-200.00
09/12/2024 Payment	100014	Inv: 7416552	-4,240.63
09/12/2024 Payment	1638	Check for Vendor V00027	-200.00
09/26/2024 Payment	100015	Inv: 25266	-1,125.00
09/26/2024 Payment	100018	Inv: 132221	-578.86
09/26/2024 Payment	100019	Inv: 25062	-30,565.00
Total Outstanding Checks	s		-43,215.15

Outstanding Deposits

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