

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(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	\$ 970,102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 970,102
Cash in Transit	-	1,379	255,678	-	-	-	-	257,057
Accounts Receivable - Other	623	-	-	-	-	-	-	623
Due From Other Funds	-	19,162	20,782	-	-	-	-	39,944
Investments:								
General Account	-	-	-	2	-	-	-	2
Acq. & Construction - Amenity	-	-	-	-	92	-	-	92
Acq. & Construction - Master	-	-	-	-	112,534	-	-	112,534
Acquisition & Construction Account	-	-	-	12,314	10,536	-	-	22,850
Prepayment Account	-	39,788	-	-	-	-	-	39,788
Reserve Fund	-	342,850	406,196	-	-	-	-	749,046
Revenue Fund	-	683,661	646,825	-	-	-	-	1,330,486
Deposits	1,460	-	-	-	-	-	-	1,460
Utility Deposits	1,957	-	-	-	-	-	-	1,957
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	\$ 974,142	\$ 1,086,840	\$ 1,329,481	\$ 12,316	\$ 123,162	\$ 24,450,850	\$ 26,014,059	\$ 53,990,850
LIABILITIES								
Accounts Payable	\$ 26,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,456
Accrued Expenses	4,929	-	-	-	-	-	-	4,929
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	300	-	-	18,842	20,802	-	-	39,944
TOTAL LIABILITIES	31,685	-	-	18,842	20,802	-	26,014,059	26,085,388

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As of January 31, 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	-	1,086,840	1,329,481	-	-	-	-	2,416,321
Capital Projects	-	-	-	-	102,360	-	-	102,360
Unassigned:	942,457	-	-	(6,526)	-	24,450,850	-	25,386,781
TOTAL FUND BALANCES	942,457	1,086,840	1,329,481	(6,526)	102,360	24,450,850	-	27,905,462
TOTAL LIABILITIES & FUND BALANCES	\$ 974,142	\$ 1,086,840	\$ 1,329,481	\$ 12,316	\$ 123,162	\$ 24,450,850	\$ 26,014,059	\$ 53,990,850

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 386,285	\$ 415,521	\$ 29,236	107.57%
Special Assmnts- CDD Collected	503,540	788,960	285,420	156.68%
Other Miscellaneous Revenues	-	250	250	0.00%
TOTAL REVENUES	889,825	1,204,731	314,906	135.39%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,000	9,000	25.00%
ProfServ-Trustee Fees	8,100	-	8,100	0.00%
Disclosure Report	7,200	3,000	4,200	41.67%
District Counsel	10,000	4,699	5,301	46.99%
District Engineer	5,000	-	5,000	0.00%
District Manager	36,000	13,333	22,667	37.04%
Accounting Services	6,750	2,813	3,937	41.67%
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	439	61	87.80%
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	1,012	5,988	14.46%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	500	1,000	33.33%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	163,975	53,685	110,290	32.74%
<u>Electric Utility Services</u>				
Utility - Electric	15,000	1,111	13,889	7.41%
Total Electric Utility Services	15,000	1,111	13,889	7.41%
<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 January 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
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,500	6,858	(3,358)	195.94%
Total Water-Sewer Comb Services	3,500	6,858	(3,358)	195.94%
<u>Other Physical Environment</u>				
Waterway Management	44,000	22,400	21,600	50.91%
Field Services	12,000	5,200	6,800	43.33%
Contracts-Pools	11,200	8,100	3,100	72.32%
Contracts-Trash & Debris Removal	2,500	-	2,500	0.00%
Contracts - Landscape	180,000	65,820	114,180	36.57%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	35,000	1,000	34,000	2.86%
Janitorial Services & Supplies	1,800	700	1,100	38.89%
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	-	20,000	0.00%
Amenity Maintenance & Repairs	10,000	4,865	5,135	48.65%
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	-	15,000	0.00%
Landscape - Mulch	20,000	7,450	12,550	37.25%
Landscape Maintenance	5,000	4,000	1,000	80.00%
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	-	3,000	0.00%
Miscellaneous Maintenance	15,000	8,039	6,961	53.59%
Irrigation Maintenance	15,000	989	14,011	6.59%
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	-	2,000	0.00%
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	147,115	425,235	25.70%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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
<u>Road and Street Facilities</u>				
Utility - StreetLights	130,000	60,340	69,660	46.42%
Total Road and Street Facilities	130,000	60,340	69,660	46.42%
TOTAL EXPENDITURES	889,825	269,109	620,716	30.24%
Excess (deficiency) of revenues				
Over (under) expenditures	-	935,622	935,622	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		6,835		
FUND BALANCE, ENDING		\$ 942,457		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 18,726	\$ 18,726	0.00%
Special Assmnts- Tax Collector	764,347	669,845	(94,502)	87.64%
Special Assmnts- CDD Collected	-	28,554	28,554	0.00%
TOTAL REVENUES	764,347	717,125	(47,222)	93.82%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	235,000	235,000	-	100.00%
Principal Prepayments	-	1,000,000	(1,000,000)	0.00%
Interest Expense	529,347	266,803	262,544	50.40%
Total Debt Service	764,347	1,501,803	(737,456)	196.48%
TOTAL EXPENDITURES	764,347	1,501,803	(737,456)	196.48%
Excess (deficiency) of revenues Over (under) expenditures	-	(784,678)	(784,678)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,871,518		
FUND BALANCE, ENDING		\$ 1,086,840		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7,660	\$ 7,660	0.00%
Special Assmnts- Tax Collector	-	66,897	66,897	0.00%
Special Assmnts- CDD Collected	810,109	1,301,646	491,537	160.68%
TOTAL REVENUES	810,109	1,376,203	566,094	169.88%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	247,555	305,000	(57,445)	123.20%
Interest Expense	562,554	251,291	311,263	44.67%
Total Debt Service	810,109	556,291	253,818	68.67%
TOTAL EXPENDITURES	810,109	556,291	253,818	68.67%
Excess (deficiency) of revenues Over (under) expenditures	-	819,912	819,912	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		509,569		
FUND BALANCE, ENDING		<u>\$ 1,329,481</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 137	\$ 137	0.00%
TOTAL REVENUES	-	137	137	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	137	137	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(6,663)		
FUND BALANCE, ENDING		<u>\$ (6,526)</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,949	\$ 1,949	0.00%
TOTAL REVENUES	-	1,949	1,949	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,949	1,949	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		100,411		
FUND BALANCE, ENDING		<u>\$ 102,360</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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
<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>		

NORTH PARK ISLE CDD

Bank Reconciliation

Bank Account No. 8942 TRUIST- GF OPERATING
 Statement No. 01-24
 Statement Date 1/31/2024

G/L Balance (LCY)	970,101.54	Statement Balance	1,242,043.47
G/L Balance	970,101.54	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	1,242,043.47
Subtotal	970,101.54	Outstanding Checks	271,941.93
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	970,101.54	Ending Balance	970,101.54
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/20/2023	Payment	1463	ECO-LOGIC SERVICES LLC	3,700.00	3,700.00	0.00
12/20/2023	Payment	1465	GRAU AND ASSOCIATES	2,100.00	2,100.00	0.00
12/20/2023	Payment	1466	INFRAMARK LLC	9,938.59	9,938.59	0.00
12/20/2023	Payment	1469	NICHOLAS J. DISTER	200.00	200.00	0.00
12/20/2023	Payment	1470	NORTH PARK ISLE CDD	707,886.90	707,886.90	0.00
12/20/2023	Payment	1471	RYAN MOTKO	200.00	200.00	0.00
1/4/2024	Payment	1476	STRALEY ROBIN VERICKER	3,417.50	3,417.50	0.00
1/4/2024	Payment	1477	YELLOWSTONE LANDSCAPE	1,541.50	1,541.50	0.00
1/8/2024	Payment	DD147	Payment of Invoice 000650	35.99	35.99	0.00
1/8/2024	Payment	DD148	Payment of Invoice 000651	39.59	39.59	0.00
1/8/2024	Payment	DD149	Payment of Invoice 000652	39.59	39.59	0.00
1/8/2024	Payment	DD150	Payment of Invoice 000653	3,246.44	3,246.44	0.00
1/9/2024	Payment	DD143	Payment of Invoice 000654	525.00	525.00	0.00
1/9/2024	Payment	DD144	Payment of Invoice 000655	525.00	525.00	0.00
1/9/2024	Payment	DD145	Payment of Invoice 000656	525.00	525.00	0.00
1/9/2024	Payment	DD146	Payment of Invoice 000657	525.00	525.00	0.00
1/18/2024	Payment	1478	ALBERTO VIERA	200.00	200.00	0.00
1/18/2024	Payment	1479	BLUE LIFE POOL SERVICE LLC	2,000.00	2,000.00	0.00
1/18/2024	Payment	1480	CARLOS DE LA OSSA	200.00	200.00	0.00
1/18/2024	Payment	1481	ECO-LOGIC SERVICES LLC	4,950.00	4,950.00	0.00
1/18/2024	Payment	1482	INFRAMARK LLC	7,525.44	7,525.44	0.00
1/18/2024	Payment	1483	JNJ AMENITY SERVICES LLC	700.00	700.00	0.00
1/18/2024	Payment	1484	KELLY ANN EVANS	200.00	200.00	0.00
1/18/2024	Payment	1488	YELLOWSTONE LANDSCAPE	16,840.28	16,840.28	0.00
1/24/2024	Payment	1490	CITY OF PLANT CITY	3,353.18	3,353.18	0.00
1/24/2024	Payment	1492	SECURITEAM	500.00	500.00	0.00
1/5/2024	Payment	DD151	Payment of Invoice 000712	42.49	42.49	0.00
1/5/2024	Payment	DD152	Payment of Invoice 000713	154.87	154.87	0.00
1/5/2024	Payment	DD153	Payment of Invoice 000736	5,296.47	5,296.47	0.00
1/5/2024	Payment	DD154	Payment of Invoice 000711	188.59	188.59	0.00
1/5/2024	Payment	DD155	Payment of Invoice 000714	1,286.12	1,286.12	0.00

NORTH PARK ISLE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Total Checks					777,883.54	777,883.54	0.00
Deposits							
1/3/2024		JE000295	CK#1813161##### - DS and O&M	G/L	397,837.20	397,837.20	0.00
1/17/2024		JE000368	CK#2161810##### - 2024 O&M Lennar	G/L	315,896.40	315,896.40	0.00
1/30/2024		JE000371	MO##### - Key	G/L	25.00	25.00	0.00
1/30/2024		JE000372	CK#1036### - Key	G/L	25.00	25.00	0.00
1/30/2024		JE000373	CK#117## - Key	G/L	25.00	25.00	0.00
1/30/2024		JE000374	CK#800## - Key	G/L	25.00	25.00	0.00
1/30/2024		JE000375	CK#1850### - Key	G/L	25.00	25.00	0.00
1/30/2024		JE000376	CK#1568### - Key	G/L	25.00	25.00	0.00
1/30/2024		JE000377	CK#207## - Keys	G/L	50.00	50.00	0.00
1/30/2024		JE000378	CK#105## - Key	G/L	25.00	25.00	0.00
1/30/2024		JE000379	CK#8373### - Key	G/L	25.00	25.00	0.00
1/5/2024		JE000382	Debt Service/ Tax Revenue	G/L	2,372.47	2,372.47	0.00
Total Deposits					716,356.07	716,356.07	0.00
Outstanding Checks							
9/28/2023	Payment	1418	BLUE LIFE POOL SERVICE LLC		2,000.00	0.00	2,000.00
1/18/2024	Payment	1485	NICHOLAS J. DISTER		200.00	0.00	200.00
1/18/2024	Payment	1487	RYAN MOTKO		200.00	0.00	200.00
1/22/2024	Payment	1489	NORTH PARK ISLE CDD		257,056.93	0.00	257,056.93
1/24/2024	Payment	1491	GIG FIBER LLC		10,450.00	0.00	10,450.00
1/24/2024	Payment	1493	SWINE SOLUTION LLC		2,035.00	0.00	2,035.00
Total Outstanding Checks.....					271,941.93		271,941.93