

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2024

Prepared by:



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NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 29, 2024

(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			
ASSETS								
Cash - Operating Account	\$ 895,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 895,046
Accounts Receivable - Other	623	-	-	-	-	-	-	623
Due From Other Funds	-	20,601	22,487	-	-	-	-	43,088
Investments:								
General Account	-	-	-	2	-	-	-	2
Acq. & Construction - Amenity	-	-	-	-	92	-	-	92
Acq. & Construction - Master	-	-	-	-	113,006	-	-	113,006
Acquisition & Construction Account	-	-	-	13,804	12,284	-	-	26,088
Prepayment Account	-	4,788	-	-	-	-	-	4,788
Reserve Fund	-	342,850	406,196	-	-	-	-	749,046
Revenue Fund	-	689,817	903,244	-	-	-	-	1,593,061
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	\$ 899,086	\$ 1,058,056	\$ 1,331,927	\$ 13,806	\$ 125,382	\$ 24,450,850	\$ 26,014,059	\$ 53,893,166
LIABILITIES								
Accounts Payable	\$ 15,578	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,578
Accrued Expenses	4,929	-	-	-	-	-	-	4,929
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	300	-	-	20,281	22,507	-	-	43,088
TOTAL LIABILITIES	20,807	-	-	20,281	22,507	-	26,014,059	26,077,654

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Balance Sheet

As of February 29, 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	-	1,058,056	1,331,927	-	-	-	-	2,389,983
Capital Projects	-	-	-	-	102,875	-	-	102,875
Unassigned:	878,279	-	-	(6,475)	-	24,450,850	-	25,322,654
TOTAL FUND BALANCES	878,279	1,058,056	1,331,927	(6,475)	102,875	24,450,850	-	27,815,512
TOTAL LIABILITIES & FUND BALANCES	\$ 899,086	\$ 1,058,056	\$ 1,331,927	\$ 13,806	\$ 125,382	\$ 24,450,850	\$ 26,014,059	\$ 53,893,166

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	\$ 417,008	\$ 30,723	107.95%
Special Assmnts- CDD Collected	503,540	788,960	285,420	156.68%
Other Miscellaneous Revenues	-	375	375	0.00%
TOTAL REVENUES	889,825	1,206,343	316,518	135.57%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,000	8,000	33.33%
ProfServ-Trustee Fees	8,100	4,041	4,059	49.89%
Disclosure Report	7,200	3,600	3,600	50.00%
District Counsel	10,000	6,252	3,748	62.52%
District Engineer	5,000	-	5,000	0.00%
District Manager	36,000	16,000	20,000	44.44%
Accounting Services	6,750	3,375	3,375	50.00%
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	582	(82)	116.40%
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	600	900	40.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	3,175	(3,000)	1814.29%
Total Administration	163,975	67,351	96,624	41.07%
<u>Electric Utility Services</u>				
Utility - Electric	15,000	1,413	13,587	9.42%
Total Electric Utility Services	15,000	1,413	13,587	9.42%
<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 February 29, 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	8,725	(5,225)	249.29%
Total Water-Sewer Comb Services	3,500	8,725	(5,225)	249.29%
<u>Other Physical Environment</u>				
Waterway Management	44,000	26,725	17,275	60.74%
Field Services	12,000	5,200	6,800	43.33%
Contracts-Pools	11,200	10,200	1,000	91.07%
Contracts-Trash & Debris Removal	2,500	-	2,500	0.00%
Contracts - Landscape	180,000	82,660	97,340	45.92%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	35,000	2,000	33,000	5.71%
Janitorial Services & Supplies	1,800	693	1,107	38.50%
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	1,288	1,712	42.93%
Miscellaneous Maintenance	15,000	9,729	5,271	64.86%
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	174,351	397,999	30.46%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	83,059	46,941	63.89%
Total Road and Street Facilities	130,000	83,059	46,941	63.89%
TOTAL EXPENDITURES	889,825	334,899	554,926	37.64%
Excess (deficiency) of revenues				
Over (under) expenditures	-	871,444	871,444	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		6,835		
FUND BALANCE, ENDING		\$ 878,279		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	\$ -	\$ 22,938	\$ 22,938	0.00%
Special Assmnts- Tax Collector	764,347	672,243	(92,104)	87.95%
Special Assmnts- CDD Collected	-	28,554	28,554	0.00%
TOTAL REVENUES	764,347	723,735	(40,612)	94.69%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	235,000	270,000	(35,000)	114.89%
Principal Prepayments	-	1,000,000	(1,000,000)	0.00%
Interest Expense	529,347	267,197	262,150	50.48%
Total Debt Service	764,347	1,537,197	(772,850)	201.11%
TOTAL EXPENDITURES	764,347	1,537,197	(772,850)	201.11%
Excess (deficiency) of revenues Over (under) expenditures	-	(813,462)	(813,462)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,871,518		
FUND BALANCE, ENDING		\$ 1,058,056		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	\$ -	\$ 9,867	\$ 9,867	0.00%
Special Assmnts- Tax Collector	-	67,136	67,136	0.00%
Special Assmnts- CDD Collected	810,109	1,301,646	491,537	160.68%
TOTAL REVENUES	810,109	1,378,649	568,540	170.18%
<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	-	822,358	822,358	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		509,569		
FUND BALANCE, ENDING		<u>\$ 1,331,927</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	\$ -	\$ 188	\$ 188	0.00%
TOTAL REVENUES	-	188	188	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	188	188	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(6,663)		
FUND BALANCE, ENDING		<u>\$ (6,475)</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	\$ -	\$ 2,464	\$ 2,464	0.00%
TOTAL REVENUES	-	2,464	2,464	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	2,464	2,464	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		100,411		
FUND BALANCE, ENDING		<u>\$ 102,875</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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. 02-24
 Statement Date 2/29/2024

G/L Balance (LCY)	895,046.35	Statement Balance	917,280.03
G/L Balance	895,046.35	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	917,280.03
Subtotal	895,046.35	Outstanding Checks	22,233.68
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	895,046.35	Ending Balance	895,046.35
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
1/18/2024	Payment	1485	NICHOLAS J. DISTER	200.00	200.00	0.00	
1/22/2024	Payment	1489	NORTH PARK ISLE CDD	257,056.93	257,056.93	0.00	
1/24/2024	Payment	1491	GIG FIBER LLC	10,450.00	10,450.00	0.00	
1/24/2024	Payment	1493	SWINE SOLUTION LLC	2,035.00	2,035.00	0.00	
2/1/2024	Payment	1494	ECO-LOGIC SERVICES LLC	3,700.00	3,700.00	0.00	
2/1/2024	Payment	1495	INFRAMARK LLC	4,929.17	4,929.17	0.00	
2/1/2024	Payment	1496	SWINE SOLUTION LLC	1,650.00	1,650.00	0.00	
2/1/2024	Payment	1497	TIMES PUBLISHING COM	393.88	393.88	0.00	
2/1/2024	Payment	1498	YELLOWSTONE LANDSCAPE	24,290.28	24,290.28	0.00	
2/9/2024	Payment	1499	JNJ AMENITY SERVICES LLC	700.00	700.00	0.00	
2/9/2024	Payment	1500	NORTH PARK ISLE CDD	798.09	798.09	0.00	
2/9/2024	Payment	1501	SECURITEAM	500.00	500.00	0.00	
2/12/2024	Payment	1502	ALBERTO VIERA	200.00	200.00	0.00	
2/12/2024	Payment	1503	CARLOS DE LA OSSA	200.00	200.00	0.00	
2/12/2024	Payment	1504	KELLY ANN EVANS	200.00	200.00	0.00	
2/12/2024	Payment	1505	NICHOLAS J. DISTER	200.00	200.00	0.00	
2/12/2024	Payment	1506	NORTH PARK ISLE CDD	1,839.07	1,839.07	0.00	
2/14/2024	Payment	1508	BLUE LIFE POOL SERVICE LLC	2,100.00	2,100.00	0.00	
2/14/2024	Payment	1509	ECO-LOGIC SERVICES LLC	10,050.00	10,050.00	0.00	
2/14/2024	Payment	1510	SECURITEAM	350.00	350.00	0.00	
2/14/2024	Payment	DD156	Payment of Invoice 000683	1,216.67	1,216.67	0.00	
2/14/2024	Payment	DD157	Payment of Invoice 000684	202.12	202.12	0.00	
2/14/2024	Payment	DD158	Payment of Invoice 000685	117.91	117.91	0.00	
2/14/2024	Payment	DD159	Payment of Invoice 000686	45.95	45.95	0.00	
2/14/2024	Payment	DD160	Payment of Invoice 000766	5,297.96	5,297.96	0.00	
2/29/2024	Payment	DD161	Payment of Invoice 000771	72.98	72.98	0.00	
2/29/2024	Payment	DD162	Payment of Invoice 000772	216.93	216.93	0.00	
2/1/2024		JE000408	Return Deposit	25.00	25.00	0.00	
Total Checks				329,037.94	329,037.94	0.00	
Deposits							
2/6/2024		JE000380	CK#4692### - Key	G/L	25.00	25.00	0.00
2/6/2024		JE000381	CK#8592### - Key	G/L	50.00	50.00	0.00

NORTH PARK ISLE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
2/15/2024		JE000383	CK#1526### - Keys	G/L	75.00	75.00	0.00
2/2/2024		JE000406	Debt Service/ Tax Revenue	G/L	1,248.20	1,248.20	0.00
2/6/2024		JE000407	Debt Service/ Tax Revenue	G/L	2,876.30	2,876.30	0.00
Total Deposits					4,274.50	4,274.50	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	1487	RYAN MOTKO		200.00	0.00	200.00
2/12/2024	Payment	1507	RYAN MOTKO		200.00	0.00	200.00
2/29/2024	Payment	1511	CITY OF PLANT CITY		1,771.51	0.00	1,771.51
2/29/2024	Payment	1512	GIG FIBER LLC		10,450.00	0.00	10,450.00
2/29/2024	Payment	1513	INFRAMARK LLC		4,929.17	0.00	4,929.17
2/29/2024	Payment	1514	JNJ AMENITY SERVICES LLC		693.00	0.00	693.00
2/29/2024	Payment	1515	SECURITEAM		437.50	0.00	437.50
2/29/2024	Payment	1516	STRALEY ROBIN VERICKER		1,552.50	0.00	1,552.50
Total Outstanding Checks.....					22,233.68		22,233.68