

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
March 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 March 31, 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	\$ 852,699	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 852,699
Accounts Receivable - Other	623	-	-	-	-	-	-	623
Due From Other Funds	-	21,941	24,075	-	-	-	-	46,016
Investments:								
General Account	-	-	-	2	-	-	-	2
Acq. & Construction - Amenity	-	-	-	-	93	-	-	93
Acq. & Construction - Master	-	-	-	-	113,447	-	-	113,447
Acquisition & Construction Account	-	-	-	15,197	13,920	-	-	29,117
Prepayment Account	-	6,413	-	-	-	-	-	6,413
Reserve Fund	-	341,225	406,196	-	-	-	-	747,421
Revenue Fund	-	693,931	929,241	-	-	-	-	1,623,172
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	\$ 856,739	\$ 1,063,510	\$ 1,359,512	\$ 15,199	\$ 127,460	\$ 24,450,850	\$ 26,014,059	\$ 53,887,329
LIABILITIES								
Accounts Payable	\$ 2,297	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,297
Accrued Expenses	4,929	-	-	-	-	-	-	4,929
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	300	-	-	21,621	24,095	-	-	46,016
TOTAL LIABILITIES	7,526	-	-	21,621	24,095	-	26,014,059	26,067,301

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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	-	1,063,510	1,359,512	-	-	-	-	2,423,022
Capital Projects	-	-	-	-	103,365	-	-	103,365
Unassigned:	849,213	-	-	(6,422)	-	24,450,850	-	25,293,641
TOTAL FUND BALANCES	849,213	1,063,510	1,359,512	(6,422)	103,365	24,450,850	-	27,820,028
TOTAL LIABILITIES & FUND BALANCES	\$ 856,739	\$ 1,063,510	\$ 1,359,512	\$ 15,199	\$ 127,460	\$ 24,450,850	\$ 26,014,059	\$ 53,887,329

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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>				
Rental Income	\$ -	\$ 200	\$ 200	0.00%
Special Assmnts- Tax Collector	386,285	417,882	31,597	108.18%
Special Assmnts- CDD Collected	503,540	797,130	293,590	158.31%
Other Miscellaneous Revenues	-	375	375	0.00%
TOTAL REVENUES	889,825	1,215,587	325,762	136.61%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	5,000	7,000	41.67%
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	7,557	2,443	75.57%
District Engineer	5,000	425	4,575	8.50%
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	175	-	100.00%
Total Administration	163,975	67,081	96,894	40.91%
<u>Electric Utility Services</u>				
Utility - Electric	15,000	1,720	13,280	11.47%
Total Electric Utility Services	15,000	1,720	13,280	11.47%
<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 March 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	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	12,200	(1,000)	108.93%
Contracts-Trash & Debris Removal	2,500	-	2,500	0.00%
Contracts - Landscape	180,000	99,500	80,500	55.28%
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	1,393	407	77.39%
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	510	19,490	2.55%
Amenity Maintenance & Repairs	10,000	5,044	4,956	50.44%
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	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	1,621	1,379	54.03%
Miscellaneous Maintenance	15,000	9,939	5,061	66.26%
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	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	196,792	375,558	34.38%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	94,890	35,110	72.99%
Total Road and Street Facilities	130,000	94,890	35,110	72.99%
TOTAL EXPENDITURES	889,825	369,208	520,617	41.49%
Excess (deficiency) of revenues				
Over (under) expenditures	-	846,379	846,379	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,834		
FUND BALANCE, ENDING		\$ 849,213		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 26,984	\$ 26,984	0.00%
Special Assmnts- Tax Collector	764,347	673,651	(90,696)	88.13%
Special Assmnts- CDD Collected	-	28,554	28,554	0.00%
TOTAL REVENUES	764,347	729,189	(35,158)	95.40%
<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	-	(808,008)	(808,008)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,871,518		
FUND BALANCE, ENDING		<u>\$ 1,063,510</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 14,811	\$ 14,811	0.00%
Special Assmnts- Tax Collector	-	67,277	67,277	0.00%
Special Assmnts- CDD Collected	810,109	1,324,146	514,037	163.45%
TOTAL REVENUES	810,109	1,406,234	596,125	173.59%
<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	-	849,943	849,943	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		509,569		
FUND BALANCE, ENDING		<u>\$ 1,359,512</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 241	\$ 241	0.00%
TOTAL REVENUES	-	241	241	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	241	241	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(6,663)		
FUND BALANCE, ENDING		<u>\$ (6,422)</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 2,954	\$ 2,954	0.00%
TOTAL REVENUES	-	2,954	2,954	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	2,954	2,954	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		100,411		
FUND BALANCE, ENDING		<u>\$ 103,365</u>		

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

Bank Account Statement

North Park Isle CDD

Thursday, April 25, 2024

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Bank Account Statement: Bank Account No.: 8942, Statement No.: 03-24

Currency Code

Statement Date	03/31/24	Statement Balance	869,416.22
Balance Last Statement	917,280.03	Outstanding Bank Transactions	0.00
Statement Ending Balance	869,416.22	Subtotal	869,416.22
		Outstanding Checks	-19,716.75
G/L Balance at 03/31/24	849,699.47	Bank Account Balance	849,699.47

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 03-24							
01/18/24	Bank Account Ledger Entry	1487	Check for Vendor V00027		1	-200.00	-200.00
02/12/24	Bank Account Ledger Entry	1507	Check for Vendor V00027		1	-200.00	-200.00
02/29/24	Bank Account Ledger Entry	1511	Check for Vendor V00047		1	-1,771.51	-1,771.51
02/29/24	Bank Account Ledger Entry	1512	Check for Vendor V00024		1	-10,450.00	-10,450.00
02/29/24	Bank Account Ledger Entry	1513	Check for Vendor V00025		1	-4,929.17	-4,929.17
02/29/24	Bank Account Ledger Entry	1514	Check for Vendor V00043		1	-693.00	-693.00
02/29/24	Bank Account Ledger Entry	1515	Check for Vendor V00039		1	-437.50	-437.50
02/29/24	Bank Account Ledger Entry	1516	Check for Vendor V00013		1	-1,552.50	-1,552.50
03/05/24	Bank Account Ledger Entry	1518	Check for Vendor V00047		1	-95.57	-95.57
03/05/24	Bank Account Ledger Entry	1519	Check for Vendor V00026		1	-4,040.63	-4,040.63
03/05/24	Bank Account Ledger Entry	JE000437	Debt Service/ Tax Revenue		1	2,421.37	2,421.37
03/06/24	Bank Account Ledger Entry	JE000405	CK#15081#### - O&M DR Horton		1	8,170.27	8,170.27
03/14/24	Bank Account Ledger Entry	1520	Check for Vendor V00023		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1521	Check for Vendor V00037		1	-2,000.00	-2,000.00
03/14/24	Bank Account Ledger Entry	1522	Check for Vendor V00029		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1523	Check for Vendor V00042		1	-4,325.00	-4,325.00
03/14/24	Bank Account Ledger Entry	1524	Check for Vendor V00025		1	-143.31	-143.31
03/14/24	Bank Account Ledger Entry	1525	Check for Vendor V00043		1	-700.00	-700.00
03/14/24	Bank Account Ledger Entry	1526	Check for Vendor V00020		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1527	Check for Vendor V00017		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1528	Check for Vendor V00028		1	-1,548.20	-1,548.20
03/14/24	Bank Account Ledger Entry	1530	Check for Vendor V00014		1	-16,840.28	-16,840.28
03/15/24	Bank Account Ledger Entry	DD163	Payment of Invoice 000750		1	-87.83	-87.83

Bank Account Statement

North Park Isle CDD

Thursday, April 25, 2024

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ADEJESUS

Currency Code

Statement Date	03/31/24	Statement Balance	869,416.22
Balance Last Statement	917,280.03	Outstanding Bank Transactions	0.00
Statement Ending Balance	869,416.22	Subtotal	869,416.22
		Outstanding Checks	-19,716.75
G/L Balance at 03/31/24	849,699.47	Bank Account Balance	849,699.47

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
03/15/24	Bank Account Ledger Entry	DD164	Payment of Invoice 000759		1	-5,853.05	-5,853.05
03/15/24	Bank Account Ledger Entry	DD165	Payment of Invoice 000762		1	-1,118.75	-1,118.75
03/15/24	Bank Account Ledger Entry	DD166	Payment of Invoice 000763		1	-173.92	-173.92
03/15/24	Bank Account Ledger Entry	DD167	Payment of Invoice 000764		1	-39.78	-39.78
03/26/24	Bank Account Ledger Entry	1531	Check for Vendor V00051		1	-179.00	-179.00
03/26/24	Bank Account Ledger Entry	1534	Check for Vendor V00050		1	-175.00	-175.00
03/26/24	Bank Account Ledger Entry	JE000436	MO##### - Clubhouse Rental		1	200.00	200.00
03/26/24	Bank Account Ledger Entry	JE000455	ELECTRIC - 02/09/24-03/08/24		1	-301.45	-301.45
Total						-47,863.81	-47,863.81