

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 April 30, 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			
ASSETS								
Cash - Operating Account	\$ 792,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 792,809
Accounts Receivable - Other	623	-	-	-	-	-	-	623
Due From Other Funds	-	23,914	25,244	-	-	-	-	49,158
Investments:								
General Account	-	-	-	2	-	-	-	2
Acq. & Construction - Amenity	-	-	-	-	93	-	-	93
Acq. & Construction - Master	-	-	-	-	113,920	-	-	113,920
Acquisition & Construction Account	-	-	-	16,686	15,671	-	-	32,357
Prepayment Account	-	6,413	-	-	-	-	-	6,413
Reserve Fund	-	341,225	406,196	-	-	-	-	747,421
Revenue Fund	-	702,095	933,599	-	-	-	-	1,635,694
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	\$ 796,849	\$ 1,073,647	\$ 1,365,039	\$ 16,688	\$ 129,684	\$ 24,450,850	\$ 26,014,059	\$ 53,846,816
LIABILITIES								
Accounts Payable	\$ 6,430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,430
Accrued Expenses	4,929	-	-	-	-	-	-	4,929
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	323	-	-	23,047	25,788	-	-	49,158
TOTAL LIABILITIES	11,682	-	-	23,047	25,788	-	26,014,059	26,074,576

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2019	SERIES 2021	SERIES 2019	SERIES 2021	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
FUND BALANCES								
Restricted for:								
Debt Service	-	1,073,647	1,365,039	-	-	-	-	2,438,686
Capital Projects	-	-	-	-	103,896	-	-	103,896
Unassigned:	785,167	-	-	(6,359)	-	24,450,850	-	25,229,658
TOTAL FUND BALANCES	785,167	1,073,647	1,365,039	(6,359)	103,896	24,450,850	-	27,772,240
TOTAL LIABILITIES & FUND BALANCES	\$ 796,849	\$ 1,073,647	\$ 1,365,039	\$ 16,688	\$ 129,684	\$ 24,450,850	\$ 26,014,059	\$ 53,846,816

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 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
<u>REVENUES</u>				
Rental Income	\$ -	\$ 250	\$ 250	0.00%
Special Assmnts- Tax Collector	386,285	421,152	34,867	109.03%
Special Assmnts- CDD Collected	503,540	797,130	293,590	158.31%
Other Miscellaneous Revenues	-	625	625	0.00%
TOTAL REVENUES	889,825	1,219,157	329,332	137.01%
<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	4,200	3,000	58.33%
District Counsel	10,000	12,889	(2,889)	128.89%
District Engineer	5,000	425	4,575	8.50%
District Manager	36,000	18,667	17,333	51.85%
Accounting Services	6,750	3,938	2,812	58.34%
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	611	(111)	122.20%
Insurance - General Liability	3,800	-	3,800	0.00%
Public Officials Insurance	3,100	2,656	444	85.68%
Insurance -Property & Casualty	50,000	18,458	31,542	36.92%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	7,000	1,687	5,313	24.10%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	700	800	46.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	3,175	(3,000)	1814.29%
Total Administration	163,975	80,047	83,928	48.82%
<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 April 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
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,500	14,874	(11,374)	424.97%
Total Water-Sewer Comb Services	3,500	14,874	(11,374)	424.97%
<u>Other Physical Environment</u>				
Waterway Management	44,000	31,050	12,950	70.57%
Field Services	12,000	6,200	5,800	51.67%
Contracts-Pools	11,200	14,200	(3,000)	126.79%
Contracts-Trash & Debris Removal	2,500	-	2,500	0.00%
Contracts - Landscape	180,000	116,340	63,660	64.63%
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	2,168	(368)	120.44%
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	1,280	18,720	6.40%
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	2,429	571	80.97%
Miscellaneous Maintenance	15,000	10,149	4,851	67.66%
Irrigation Maintenance	15,000	2,503	12,497	16.69%
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	225,034	347,316	39.32%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 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
<u>Road and Street Facilities</u>				
Utility - StreetLights	130,000	115,149	14,851	88.58%
Total Road and Street Facilities	130,000	115,149	14,851	88.58%
TOTAL EXPENDITURES	889,825	436,824	453,001	49.09%
Excess (deficiency) of revenues				
Over (under) expenditures	-	782,333	782,333	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,834		
FUND BALANCE, ENDING		\$ 785,167		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 31,322	\$ 31,322	0.00%
Special Assmnts- Tax Collector	764,347	679,450	(84,897)	88.89%
Special Assmnts- CDD Collected	-	28,554	28,554	0.00%
TOTAL REVENUES	764,347	739,326	(25,021)	96.73%
<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	-	(797,871)	(797,871)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,871,518		
FUND BALANCE, ENDING		<u>\$ 1,073,647</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 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	\$ -	\$ 20,338	\$ 20,338	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	1,411,761	601,652	174.27%
<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	-	855,470	855,470	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		509,569		
FUND BALANCE, ENDING		<u>\$ 1,365,039</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 304	\$ 304	0.00%
TOTAL REVENUES	-	304	304	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	304	304	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(6,663)		
FUND BALANCE, ENDING		<u>\$ (6,359)</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 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	\$ -	\$ 3,485	\$ 3,485	0.00%
TOTAL REVENUES	-	3,485	3,485	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	3,485	3,485	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		100,411		
FUND BALANCE, ENDING		<u>\$ 103,896</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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

Bank Account Statement: Bank Account No.: 8942, Statement No.: 04_24

Currency Code

Statement Date	04/30/24	Statement Balance	811,891.00
Balance Last Statement	869,416.22	Outstanding Bank Transactions	0.00
Statement Ending Balance	811,891.00	Subtotal	811,891.00
		Outstanding Checks	-19,082.06
G/L Balance at 04/30/24	792,808.94	Bank Account Balance	792,808.94

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 04_24							
03/14/24	Bank Account Ledger Entry	1529	Check for Vendor V00027		1	-200.00	-200.00
03/26/24	Bank Account Ledger Entry	1533	Check for Vendor V00024		1	-10,450.00	-10,450.00
03/26/24	Bank Account Ledger Entry	1535	Check for Vendor V00043		1	-510.00	-510.00
03/26/24	Bank Account Ledger Entry	1536	Check for Vendor V00039		1	-333.00	-333.00
03/26/24	Bank Account Ledger Entry	1537	Check for Vendor V00005		1	-425.00	-425.00
03/26/24	Bank Account Ledger Entry	1538	Check for Vendor V00013		1	-1,305.00	-1,305.00
03/26/24	Bank Account Ledger Entry	1539	Check for Vendor V00014		1	-1,493.75	-1,493.75
04/09/24	Bank Account Ledger Entry	BD00001	Deposit No. BD00001		1	50.00	50.00
04/16/24	Bank Account Ledger Entry	1540	Check for Vendor V00025		1	-29.09	-29.09
04/16/24	Bank Account Ledger Entry	1541	Check for Vendor V00028		1	-5,776.28	-5,776.28
04/16/24	Bank Account Ledger Entry	1542	Check for Vendor V00037		1	-350.00	-350.00
04/16/24	Bank Account Ledger Entry	1543	Check for Vendor V00042		1	-4,325.00	-4,325.00
04/16/24	Bank Account Ledger Entry	1544	Check for Vendor V00043		1	-1,120.00	-1,120.00
04/17/24	Bank Account Ledger Entry	DD168	Payment of Invoice 000812		1	-39.00	-39.00
04/17/24	Bank Account Ledger Entry	DD169	Payment of Invoice 000813		1	-88.93	-88.93
04/17/24	Bank Account Ledger Entry	DD170	Payment of Invoice 000814		1	-1,079.55	-1,079.55
04/17/24	Bank Account Ledger Entry	DD171	Payment of Invoice 000822		1	-179.43	-179.43
04/17/24	Bank Account Ledger Entry	DD172	Payment of Invoice 000844		1	-9,808.79	-9,808.79
04/17/24	Bank Account Ledger Entry	DD173	Payment of Invoice 000825		1	-209.99	-209.99
04/17/24	Bank Account Ledger Entry	DD174	Payment of Invoice 000893		1	-209.99	-209.99
04/18/24	Bank Account Ledger Entry	1545	Check for Vendor V00010		1	-675.46	-675.46
04/18/24	Bank Account Ledger Entry	1546	Check for Vendor V00013		1	-5,332.50	-5,332.50

Bank Account Statement

North Park Isle CDD

Currency Code

Statement Date	04/30/24	Statement Balance	811,891.00
Balance Last Statement	869,416.22	Outstanding Bank Transactions	0.00
Statement Ending Balance	811,891.00	Subtotal	811,891.00
		Outstanding Checks	-19,082.06
G/L Balance at 04/30/24	792,808.94	Bank Account Balance	792,808.94

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
04/18/24	Bank Account Ledger Entry	1547	Check for Vendor V00014		1	-16,916.22	-16,916.22
04/18/24	Bank Account Ledger Entry	1549	Check for Vendor V00037		1	-2,000.00	-2,000.00
04/18/24	Bank Account Ledger Entry	1550	Check for Vendor V00039		1	-500.00	-500.00
04/18/24	Bank Account Ledger Entry	1551	Check for Vendor V00047		1	-3,537.76	-3,537.76
04/18/24	Bank Account Ledger Entry	BD00002	Deposit No. BD00002		1	250.00	250.00
04/02/24	Bank Account Ledger Entry	JE000473	DS Pymnt Tax Collector		1	9,034.09	9,034.09
04/22/24	Bank Account Ledger Entry	JE000474	DS Pymnt Tax Collector		1	35.43	35.43
Total						-57,525.22	-57,525.22

Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
Quantity				0
Total				

Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
09/28/23	Payment	1418	Check for Vendor V00037	-2,000.00
04/18/24	Payment	1548	Check for Vendor V00024	-10,450.00
04/30/24	Payment	1552	Check for Vendor V00014	-1,020.50
04/30/24	Payment	1553	Check for Vendor V00047	-2,611.56
04/30/24	Payment	1554	Check for Vendor V00054	-3,000.00
Quantity				5
Total				-19,082.06