

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
May 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 May 31, 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	\$ 728,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 728,533
Accounts Receivable	783	-	-	-	-	-	-	783
Accounts Receivable - Other	623	-	-	-	-	-	-	623
Due From Other Funds	-	-	95,422	-	-	-	-	95,422
Investments:								
General Account	-	-	-	2	-	-	-	2
Acq. & Construction - Amenity	-	-	-	-	94	-	-	94
Acq. & Construction - Master	-	-	-	-	114,379	-	-	114,379
Acquisition & Construction Account	-	-	-	18,127	17,369	-	-	35,496
Prepayment Account	-	1,413	-	-	-	-	-	1,413
Reserve Fund	-	341,225	406,196	-	-	-	-	747,421
Revenue Fund	-	326,948	621,401	-	-	-	-	948,349
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	\$ 755,811	\$ 669,586	\$ 1,123,019	\$ 18,129	\$ 131,842	\$ 24,450,850	\$ 26,014,059	\$ 53,163,296
LIABILITIES								
Accounts Payable	\$ 32,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,590
Accrued Expenses	4,929	-	-	-	-	-	-	4,929
Contracts Payable	82,732	-	-	-	-	-	-	82,732
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	323	43,187	-	24,488	27,424	-	-	95,422
TOTAL LIABILITIES	120,574	43,187	-	24,488	27,424	-	26,014,059	26,229,732

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 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	-	626,399	1,123,019	-	-	-	-	1,749,418
Capital Projects	-	-	-	-	104,418	-	-	104,418
Unassigned:	635,237	-	-	(6,359)	-	24,450,850	-	25,079,728
TOTAL FUND BALANCES	635,237	626,399	1,123,019	(6,359)	104,418	24,450,850	-	26,933,564
TOTAL LIABILITIES & FUND BALANCES	\$ 755,811	\$ 669,586	\$ 1,123,019	\$ 18,129	\$ 131,842	\$ 24,450,850	\$ 26,014,059	\$ 53,163,296

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 400	\$ 400	0.00%
Special Assmnts- Tax Collector	386,285	422,034	35,749	109.25%
Special Assmnts- CDD Collected	503,540	797,130	293,590	158.31%
Other Miscellaneous Revenues	-	775	775	0.00%
TOTAL REVENUES	889,825	1,220,339	330,514	137.14%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	6,000	6,000	50.00%
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	13,747	(3,747)	137.47%
District Engineer	5,000	2,140	2,860	42.80%
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	613	(113)	122.60%
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	83,622	80,353	51.00%
<u>Electric Utility Services</u>				
Utility - Electric	15,000	2,404	12,596	16.03%
Total Electric Utility Services	15,000	2,404	12,596	16.03%
<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 May 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	19,489	(15,989)	556.83%
Total Water-Sewer Comb Services	3,500	19,489	(15,989)	556.83%
<u>Other Physical Environment</u>				
Waterway Management	44,000	35,375	8,625	80.40%
Field Services	12,000	6,200	5,800	51.67%
Contracts-Pools	11,200	16,200	(5,000)	144.64%
Contracts-Trash & Debris Removal	2,500	-	2,500	0.00%
Contracts - Landscape	180,000	133,181	46,819	73.99%
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	2,898	(1,098)	161.00%
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	7,268	2,732	72.68%
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	19,243	(14,243)	384.86%
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	4,356	(1,356)	145.20%
Miscellaneous Maintenance	15,000	13,172	1,828	87.81%
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	271,347	301,003	47.41%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	149,956	(19,956)	115.35%
Total Road and Street Facilities	130,000	149,956	(19,956)	115.35%
TOTAL EXPENDITURES	889,825	526,818	363,007	59.20%
Excess (deficiency) of revenues				
Over (under) expenditures	-	693,521	693,521	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(58,284)		
FUND BALANCE, ENDING		<u>\$ 635,237</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 35,596	\$ 35,596	0.00%
Special Assmnts- Tax Collector	764,347	680,872	(83,475)	89.08%
Special Assmnts- CDD Collected	-	28,554	28,554	0.00%
TOTAL REVENUES	764,347	745,022	(19,325)	97.47%
<u>EXPENDITURES</u>				
<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	1,990,141	(1,225,794)	260.37%
Excess (deficiency) of revenues Over (under) expenditures	-	(1,245,119)	(1,245,119)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,871,518		
FUND BALANCE, ENDING		\$ 626,399		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 25,730	\$ 25,730	0.00%
Special Assmnts- Tax Collector	-	67,419	67,419	0.00%
Special Assmnts- CDD Collected	810,109	1,324,146	514,037	163.45%
TOTAL REVENUES	810,109	1,417,295	607,186	174.95%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	613,450	613,450	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		509,569		
FUND BALANCE, ENDING		<u>\$ 1,123,019</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 304	\$ 304	0.00%
TOTAL REVENUES	-	304	304	0.00%
<u>EXPENDITURES</u>				
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 May 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	\$ -	\$ 4,007	\$ 4,007	0.00%
TOTAL REVENUES	-	4,007	4,007	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,007	4,007	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		100,411		
FUND BALANCE, ENDING		<u>\$ 104,418</u>		

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

Bank Account Statement: Bank Account No.: 8942, Statement No.: 05_24

Currency Code

Statement Date	05/31/24	Statement Balance	735,446.42
Balance Last Statement	811,891.00	Outstanding Bank Transactions	0.00
Statement Ending Balance	735,446.42	Subtotal	735,446.42
		Outstanding Checks	-6,913.66
G/L Balance at 05/31/24	728,532.76	Bank Account Balance	728,532.76

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 05_24							
04/18/24	Bank Account Ledger Entry	1548	Check for Vendor V00024		1	-10,450.00	-10,450.00
04/30/24	Bank Account Ledger Entry	1552	Check for Vendor V00014		1	-1,020.50	-1,020.50
04/30/24	Bank Account Ledger Entry	1553	Check for Vendor V00047		1	-2,611.56	-2,611.56
04/30/24	Bank Account Ledger Entry	1554	Check for Vendor V00054		1	-3,000.00	-3,000.00
05/08/24	Bank Account Ledger Entry	BD00003	Deposit No. BD00003		1	175.00	175.00
05/09/24	Bank Account Ledger Entry	1555	Check for Vendor V00014		1	-16,925.28	-16,925.28
05/09/24	Bank Account Ledger Entry	1556	Check for Vendor V00025		1	-4,929.17	-4,929.17
05/09/24	Bank Account Ledger Entry	1557	Check for Vendor V00037		1	-2,000.00	-2,000.00
05/09/24	Bank Account Ledger Entry	1558	Check for Vendor V00039		1	-308.00	-308.00
05/09/24	Bank Account Ledger Entry	1559	Check for Vendor V00043		1	-775.00	-775.00
05/09/24	Bank Account Ledger Entry	1560	Check for Vendor V00053		1	-557.31	-557.31
05/09/24	Bank Account Ledger Entry	1561	Check for Vendor V00017		1	-200.00	-200.00
05/09/24	Bank Account Ledger Entry	1564	Check for Vendor V00028		1	-1,563.84	-1,563.84
05/09/24	Bank Account Ledger Entry	1565	Check for Vendor V00029		1	-200.00	-200.00
05/16/24	Bank Account Ledger Entry	1566	Check for Vendor V00020		1	-200.00	-200.00
05/16/24	Bank Account Ledger Entry	1567	Check for Vendor V00039		1	-1,115.63	-1,115.63
05/16/24	Bank Account Ledger Entry	1568	Check for Vendor V00042		1	-4,325.00	-4,325.00
05/16/24	Bank Account Ledger Entry	1570	Check for Vendor V00055		1	-332.77	-332.77
05/17/24	Bank Account Ledger Entry	BD00004	Deposit No. BD00004		1	125.00	125.00
05/22/24	Bank Account Ledger Entry	1571	Check for Vendor V00013		1	-857.50	-857.50
05/22/24	Bank Account Ledger Entry	1572	Check for Vendor V00024		1	-10,450.00	-10,450.00
05/22/24	Bank Account Ledger Entry	1573	Check for Vendor V00047		1	-2,369.08	-2,369.08
05/17/24	Bank Account Ledger Entry	DD175	Payment of Invoice 000938		1	-1,046.20	-1,046.20

Bank Account Statement

North Park Isle CDD

Currency Code

Statement Date	05/31/24	Statement Balance	735,446.42
Balance Last Statement	811,891.00	Outstanding Bank Transactions	0.00
Statement Ending Balance	735,446.42	Subtotal	735,446.42
		Outstanding Checks	-6,913.66
G/L Balance at 05/31/24	728,532.76	Bank Account Balance	728,532.76

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
05/17/24	Bank Account Ledger Entry	DD176	Payment of Invoice 000939		1	-70.23	-70.23
05/17/24	Bank Account Ledger Entry	DD177	Payment of Invoice 000941		1	-42.18	-42.18
05/17/24	Bank Account Ledger Entry	DD178	Payment of Invoice 000942		1	-240.23	-240.23
05/17/24	Bank Account Ledger Entry	DD179	Payment of Invoice 000928		1	-209.99	-209.99
05/17/24	Bank Account Ledger Entry	DD180	Payment of Invoice 000963		1	-11,190.29	-11,190.29
05/17/24	Bank Account Ledger Entry	DD181	Payment of Invoice 000951		1	-2,065.80	-2,065.80
05/17/24	Bank Account Ledger Entry	DD182	Payment of Invoice 000952		1	-134.86	-134.86
05/02/24	Bank Account Ledger Entry	JE000484	DS pymnt tax collected		1	2,445.84	2,445.84
Total						-76,444.58	-76,444.58

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
05/09/24	Payment	1562	Check for Vendor V00023	-200.00
05/09/24	Payment	1563	Check for Vendor V00027	-200.00
05/16/24	Payment	1569	Check for Vendor V00047	-2,200.66
05/30/24	Payment	1574	Check for Vendor V00052	-2,313.00
Quantity				5
Total				-6,913.66