

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2024

Prepared by:



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NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019		SERIES 2021		SERIES 2019		SERIES 2021		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND					
ASSETS											
Cash - Operating Account	\$ 180,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,381
Accounts Receivable	783	-	-	-	-	-	-	-	-	-	783
Due From Other Funds	-	-	104,139	-	-	-	-	-	-	-	104,139
Investments:											
General Account	-	-	-	2	-	-	-	-	-	-	2
Acq. & Construction - Master	-	-	-	-	115,141	-	-	-	-	-	115,141
Acquisition & Construction Account	-	-	-	26,880	27,690	-	-	-	-	-	54,570
Prepayment Account	-	1,578	-	-	-	-	-	-	-	-	1,578
Reserve Fund	-	341,059	406,196	-	-	-	-	-	-	-	747,255
Revenue Fund	-	103,003	135,936	-	-	-	-	-	-	-	238,939
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	\$ 207,036	\$ 445,640	\$ 646,271	\$ 26,882	\$ 142,831	\$ 24,450,850	\$ 26,014,059	\$ 26,014,059	\$ 51,933,569		
LIABILITIES											
Accounts Payable	\$ 31,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,109
Accounts Payable - Other	(3,653)	-	-	-	-	-	-	-	-	-	(3,653)
Contracts Payable	-	-	-	-	82,732	-	-	-	-	-	82,732
Bonds Payable	-	-	-	-	-	-	-	26,014,059	-	-	26,014,059
Due To Other Funds	11,903	22,293	-	32,718	37,225	-	-	-	-	-	104,139
TOTAL LIABILITIES	39,359	22,293	-	32,718	119,957	-	26,014,059	26,014,059	26,228,386		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 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
Restricted for:								
Debt Service	-	423,347	646,271	-	-	-	-	1,069,618
Capital Projects	-	-	-	-	22,874	-	-	22,874
Unassigned:	167,677	-	-	(5,836)	-	24,450,850	-	24,612,691
TOTAL FUND BALANCES	167,677	423,347	646,271	(5,836)	22,874	24,450,850	-	25,705,183
TOTAL LIABILITIES & FUND BALANCES	\$ 207,036	\$ 445,640	\$ 646,271	\$ 26,882	\$ 142,831	\$ 24,450,850	\$ 26,014,059	\$ 51,933,569

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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>				
Special Assmnts- Tax Collector	407,027	7,960	(399,067)	1.96%
Special Assmnts- CDD Collected	482,798	2,704	(480,094)	0.56%
Other Miscellaneous Revenues	-	568	568	0.00%
TOTAL REVENUES	889,825	11,232	(878,593)	1.26%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,000	10,000	16.67%
ProfServ-Trustee Fees	8,100	-	8,100	0.00%
Disclosure Report	7,200	1,200	6,000	16.67%
District Counsel	10,000	2,615	7,385	26.15%
District Engineer	5,000	-	5,000	0.00%
District Manager	36,000	6,000	30,000	16.67%
Accounting Services	6,750	1,125	5,625	16.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,500	1,500	-	100.00%
Annual Mailing	2,500	-	2,500	0.00%
Postage, Phone, Faxes, Copies	500	1	499	0.20%
Insurance - General Liability	3,800	-	3,800	0.00%
Public Officials Insurance	3,100	-	3,100	0.00%
Insurance -Property & Casualty	50,000	-	50,000	0.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	7,000	-	7,000	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	250	1,250	16.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	163,975	14,866	149,109	9.07%
<u>Electric Utility Services</u>				
Utility - Electric	15,000	25,168	(10,168)	167.79%
Total Electric Utility Services	15,000	25,168	(10,168)	167.79%
<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%
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,500	6,091	(2,591)	174.03%
Total Water-Sewer Comb Services	3,500	6,091	(2,591)	174.03%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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>Other Physical Environment</u>				
Waterway Management	44,000	8,650	35,350	19.66%
Field Services	12,000	2,000	10,000	16.67%
Contracts-Pools	11,200	4,000	7,200	35.71%
Contracts-Trash & Debris Removal	2,500	-	2,500	0.00%
Contracts - Landscape	180,000	48,513	131,487	26.95%
Amenity Center Pest Control	2,000	354	1,646	17.70%
Onsite Staff	70,000	-	70,000	0.00%
Janitorial Services & Supplies	1,800	-	1,800	0.00%
R&M-Drainage	25,000	-	25,000	0.00%
R&M-Other Landscape	10,000	9,829	171	98.29%
R&M-Pools	20,000	100	19,900	0.50%
Amenity Maintenance & Repairs	10,000	730	9,270	7.30%
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	-	20,000	0.00%
Landscape Maintenance	5,000	-	5,000	0.00%
R&M-Shared Landsc Maint Fr Ent	1,500	-	1,500	0.00%
R&M-Security Cameras	15,000	-	15,000	0.00%
Plant Replacement Program	15,000	-	15,000	0.00%
Security System Monitoring & Maint.	3,000	719	2,281	23.97%
Miscellaneous Maintenance	15,000	19,977	(4,977)	133.18%
Irrigation Maintenance	15,000	388	14,612	2.59%
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	375	8,625	4.17%
Amenities Furniture & Fixtures	5,000	-	5,000	0.00%
Reserve - Undesignated	27,550	-	27,550	0.00%
Total Other Physical Environment	572,350	95,635	476,715	16.71%
<u>Road and Street Facilities</u>				
Utility - StreetLights	130,000	20,900	109,100	16.08%
Total Road and Street Facilities	130,000	20,900	109,100	16.08%
TOTAL EXPENDITURES	889,825	162,660	727,165	18.28%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
Excess (deficiency) of revenues				
Over (under) expenditures	-	(151,428)	(151,428)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		319,105		
FUND BALANCE, ENDING		\$ 167,677		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	\$ -	\$ 5,180	\$ 5,180	0.00%
Special Assmnts- Tax Collector	678,975	10,523	(668,452)	1.55%
TOTAL REVENUES	678,975	15,703	(663,272)	2.31%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	215,000	-	215,000	0.00%
Interest Expense	463,975	234,025	229,950	50.44%
Total Debt Service	678,975	234,025	444,950	34.47%
TOTAL EXPENDITURES	678,975	234,025	444,950	34.47%
Excess (deficiency) of revenues Over (under) expenditures	-	(218,322)	(218,322)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		641,669		
FUND BALANCE, ENDING		\$ 423,347		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	\$ -	\$ 8,254	\$ 8,254	0.00%
Special Assmnts- Tax Collector	812,391	2,872	(809,519)	0.35%
Special Assmnts- CDD Collected	-	16,500	16,500	0.00%
TOTAL REVENUES	812,391	27,626	(784,765)	3.40%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	325,000	315,000	10,000	96.92%
Interest Expense	487,391	247,554	239,837	50.79%
Total Debt Service	812,391	562,554	249,837	69.25%
TOTAL EXPENDITURES	812,391	562,554	249,837	69.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(534,928)	(534,928)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,181,199		
FUND BALANCE, ENDING		\$ 646,271		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 189	\$ 189	0.00%
TOTAL REVENUES	-	189	189	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	189	189	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(6,025)		
FUND BALANCE, ENDING		<u><u>\$ (5,836)</u></u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,066	\$ 1,066	0.00%
TOTAL REVENUES	-	1,066	1,066	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,066	1,066	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		21,808		
FUND BALANCE, ENDING		<u>\$ 22,874</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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, 2024)		24,450,850		
FUND BALANCE, ENDING		<u>\$ 24,450,850</u>		

Bank Account Statement

North Park Isle CDD

Bank Account No. 8942
Statement No. 24_11

Statement Date 11/30/2024

G/L Account No. 101001 Balance	180,380.65	Statement Balance	186,021.74
		Outstanding Deposits	459.57
Positive Adjustments	0.00		
Subtotal	180,380.65	Subtotal	186,481.31
Negative Adjustments	0.00	Outstanding Checks	-6,100.66
Ending G/L Balance	180,380.65	Ending Balance	180,380.65

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
11/06/2024		JE000582	Tax Revenue/Debt Service	2,206.45	2,206.45	0.00
11/14/2024		JE000583	Tax Revenue/Debt Service	9,573.89	9,573.89	0.00
11/20/2024	Payment	BD00017	Deposit No. BD00017	2,351.91	2,351.91	0.00
11/30/2024		JE000630	DS pymnt taxcollected	9,573.90	9,573.90	0.00
11/30/2024		JE000631	Remote deposit	92.50	92.50	0.00
11/30/2024		JE000632	CK100016 Adj JE	125.00	125.00	0.00
Total Deposits				23,923.65	23,923.65	0.00
Checks						
08/09/2024	Payment	1622	Check for Vendor V00027	-200.00	-200.00	0.00
09/12/2024	Payment	1638	Check for Vendor V00027	-200.00	-200.00	0.00
10/21/2024	Payment	1645	Check for Vendor V00017	-200.00	-200.00	0.00
10/21/2024	Payment	1646	Check for Vendor V00027	-200.00	-200.00	0.00
10/21/2024	Payment	100026	Inv: 3379	-10,450.00	-10,450.00	0.00
10/23/2024	Payment	100029	Inv: 4395	-4,325.00	-4,325.00	0.00
10/31/2024	Payment	100032	Inv: 16318101724	-218.75	-218.75	0.00
10/31/2024	Payment	100033	Inv: 25366	-1,107.50	-1,107.50	0.00
10/31/2024	Payment	100034	Inv: 16187	-2,100.00	-2,100.00	0.00
10/31/2024	Payment	100035	Inv: 59388262, Inv: 59389713	-175.00	-175.00	0.00
10/31/2024	Payment	100036	Inv: 187551, Inv: 187681	-26,096.50	-26,096.50	0.00
10/31/2024	Payment	100037	Inv: 80047	-16,678.45	-16,678.45	0.00
11/13/2024	Payment	1649	Check for Vendor V00023	-200.00	-200.00	0.00
11/13/2024	Payment	1650	Check for Vendor V00029	-200.00	-200.00	0.00
11/13/2024	Payment	1651	Check for Vendor V00020	-200.00	-200.00	0.00
11/13/2024	Payment	1652	Check for Vendor V00017	-200.00	-200.00	0.00
11/07/2024	Payment	100038	Inv: 135433	-5,287.50	-5,287.50	0.00
11/07/2024	Payment	100039	Inv: 0444	-730.00	-730.00	0.00
11/14/2024	Payment	100041	Inv: 136766	-5,287.50	-5,287.50	0.00
11/14/2024	Payment	100042	Inv: 4485	-4,325.00	-4,325.00	0.00
11/14/2024	Payment	100043	Inv: 2277	-14,985.00	-14,985.00	0.00
11/14/2024	Payment	100044	Inv: 147044	-374.85	-374.85	0.00
11/15/2024	Payment	1654	Payment of Invoice 001024	-2,105.00	-2,105.00	0.00

Bank Account Statement

North Park Isle CDD

Bank Account No. 8942

Statement No. 24_11

Statement Date

11/30/2024

11/04/2024	Payment	DD228	Payment of Invoice 001195	-269.00	-269.00	0.00
11/04/2024	Payment	DD229	Payment of Invoice 001198	-35.66	-35.66	0.00
11/04/2024	Payment	DD230	Payment of Invoice 001199	-11,170.04	-11,170.04	0.00
11/04/2024	Payment	DD231	Payment of Invoice 001202	-78.24	-78.24	0.00
11/04/2024	Payment	DD232	Payment of Invoice 001204	-882.62	-882.62	0.00
11/04/2024	Payment	DD238	Payment of Invoice 001230	-29.18	-29.18	0.00
11/04/2024	Payment	DD239	Payment of Invoice 001231	-26.15	-26.15	0.00
11/04/2024	Payment	DD240	Payment of Invoice 001232	-28.41	-28.41	0.00
Total Checks				-108,365.35	-108,365.35	0.00

Adjustments

Total Adjustments

Outstanding Checks

09/28/2023	Payment	1418	Check for Vendor V00037	-2,000.00
05/16/2024	Payment	1569	Check for Vendor V00047	-2,200.66
10/21/2024	Payment	1644	Check for Vendor V00020	-200.00
11/13/2024	Payment	1653	Check for Vendor V00027	-200.00
11/14/2024	Payment	100040	Inv: INV-11567	-1,500.00
Total Outstanding Checks				-6,100.66

Outstanding Deposits

08/01/2024	JE000545	Spectrum Inv.	209.99
11/01/2024	JE000599	Teco Adjustment	29.74
11/01/2024	JE000599	Teco Adjustment	32.47
11/01/2024	JE000599	Teco Adjustment	33.38
11/01/2024	JE000601	Spectrum Adjustment	153.99
Total Outstanding Deposits			459.57