

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

Prepared by:



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NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019		SERIES 2021		SERIES 2019		SERIES 2021		TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
ASSETS									
Cash - Operating Account	\$ 848,776	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 848,776
Cash in Transit	-	166,547	45,449	-	-	-	-	-	211,996
Accounts Receivable	783	-	-	-	-	-	-	-	783
Due From Other Funds	1,491	-	90,061	-	-	-	-	-	91,552
Investments:									
General Account	-	-	-	2	-	-	-	-	2
Acq. & Construction - Master	-	-	-	-	115,955	-	-	-	115,955
Acquisition & Construction Account	-	-	-	29,480	30,755	-	-	-	60,235
Prepayment Account	-	1,578	-	-	-	-	-	-	1,578
Reserve Fund	-	341,059	406,196	-	-	-	-	-	747,255
Revenue Fund	-	602,074	280,375	-	-	-	-	-	882,449
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	\$ 876,922	\$ 1,111,258	\$ 822,081	\$ 29,482	\$ 146,710	\$ 24,450,850	\$ 26,014,059	\$ -	\$ 53,451,362
LIABILITIES									
Accounts Payable	\$ 49,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,696
Bonds Payable	-	-	-	-	-	-	26,014,059	-	26,014,059
Due To Other Funds	-	43,004	-	22,530	26,018	-	-	-	91,552
TOTAL LIABILITIES	49,696	43,004	-	22,530	26,018	-	26,014,059	-	26,155,307

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As of January 31, 2025

(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			
FUND BALANCES								
Restricted for:								
Debt Service	-	1,068,254	822,081	-	-	-	-	1,890,335
Capital Projects	-	-	-	6,952	120,692	-	-	127,644
Unassigned:	827,226	-	-	-	-	24,450,850	-	25,278,076
TOTAL FUND BALANCES	827,226	1,068,254	822,081	6,952	120,692	24,450,850	-	27,296,055
TOTAL LIABILITIES & FUND BALANCES	\$ 876,922	\$ 1,111,258	\$ 822,081	\$ 29,482	\$ 146,710	\$ 24,450,850	\$ 26,014,059	\$ 53,451,362

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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>				
Interest - Tax Collector	\$ -	\$ 1,781	\$ 1,781	0.00%
Rental Income	-	750	750	0.00%
Special Assmnts- Tax Collector	407,027	502,952	95,925	123.57%
Special Assmnts- CDD Collected	482,798	332,736	(150,062)	68.92%
Other Miscellaneous Revenues	-	992	992	0.00%
TOTAL REVENUES	889,825	839,211	(50,614)	94.31%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,000	8,000	33.33%
ProfServ-Trustee Fees	8,100	7,071	1,029	87.30%
Disclosure Report	7,200	3,001	4,199	41.68%
District Counsel	10,000	4,483	5,517	44.83%
District Engineer	5,000	-	5,000	0.00%
District Manager	36,000	15,000	21,000	41.67%
Accounting Services	6,750	2,813	3,937	41.67%
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	3	497	0.60%
Insurance - General Liability	3,800	2,041	1,759	53.71%
Public Officials Insurance	3,100	1,665	1,435	53.71%
Insurance -Property & Casualty	50,000	26,859	23,141	53.72%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	7,000	376	6,624	5.37%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	625	875	41.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	163,975	69,612	94,363	42.45%
<u>Electric Utility Services</u>				
Utility - Electric	15,000	54,120	(39,120)	360.80%
Total Electric Utility Services	15,000	54,120	(39,120)	360.80%
<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 January 31, 2025
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	13,000	(9,500)	371.43%
Total Water-Sewer Comb Services	3,500	13,000	(9,500)	371.43%
<u>Other Physical Environment</u>				
Waterway Management	44,000	21,625	22,375	49.15%
Field Services	12,000	5,000	7,000	41.67%
Contracts-Pools	11,200	10,000	1,200	89.29%
Contracts-Trash & Debris Removal	2,500	-	2,500	0.00%
Contracts - Landscape	180,000	72,770	107,230	40.43%
Amenity Center Pest Control	2,000	886	1,114	44.30%
Onsite Staff	70,000	-	70,000	0.00%
Janitorial Services & Supplies	1,800	730	1,070	40.56%
R&M-Drainage	25,000	-	25,000	0.00%
R&M-Other Landscape	10,000	41,948	(31,948)	419.48%
R&M-Pools	20,000	100	19,900	0.50%
Amenity Maintenance & Repairs	10,000	2,610	7,390	26.10%
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	508	2,292	18.14%
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	3,058	(58)	101.93%
Miscellaneous Maintenance	15,000	23,003	(8,003)	153.35%
Irrigation Maintenance	15,000	510	14,490	3.40%
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	183,123	389,227	31.99%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	41,800	88,200	32.15%
Total Road and Street Facilities	130,000	41,800	88,200	32.15%
TOTAL EXPENDITURES	889,825	361,655	528,170	40.64%
Excess (deficiency) of revenues				
Over (under) expenditures	-	477,556	477,556	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		349,670		
FUND BALANCE, ENDING		\$ 827,226		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ -	\$ 8,325	\$ 8,325	0.00%
Special Assmnts- Tax Collector	678,975	664,879	(14,096)	97.92%
TOTAL REVENUES	678,975	673,204	(5,771)	99.15%
<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	-	439,179	439,179	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		629,075		
FUND BALANCE, ENDING		\$ 1,068,254		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ -	\$ 12,071	\$ 12,071	0.00%
Special Assmnts- Tax Collector	812,391	181,437	(630,954)	22.33%
Special Assmnts- CDD Collected	-	24,000	24,000	0.00%
TOTAL REVENUES	812,391	217,508	(594,883)	26.77%
<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	-	(345,046)	(345,046)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,167,127		
FUND BALANCE, ENDING		\$ 822,081		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ -	\$ 383	\$ 383	0.00%
TOTAL REVENUES	-	383	383	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	383	383	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		6,569		
FUND BALANCE, ENDING		<u>\$ 6,952</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ -	\$ 2,080	\$ 2,080	0.00%
TOTAL REVENUES	-	2,080	2,080	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,080	2,080	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		118,612		
FUND BALANCE, ENDING		<u>\$ 120,692</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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. 25_01

Statement Date 01/31/2025

G/L Account No. 101001 Balance	848,153.57	Statement Balance	1,066,245.01
		Outstanding Deposits	4,138.71
Positive Adjustments	0.00		
Subtotal	848,153.57	Subtotal	1,070,383.72
Negative Adjustments	0.00	Outstanding Checks	-222,230.15
Ending G/L Balance	848,153.57	Ending Balance	848,153.57

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/07/2025		JE000635	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	337,981.91	337,981.91	0.00
01/28/2025		JE000658	Special Assmnts-CDD Collected	Off Roll Check Lennar	326,441.89	326,441.89	0.00
01/17/2025	Payment	BD00020	Rental Income	Deposit No. BD00020 -	700.00	700.00	0.00
01/31/2025		JE000678	Interest - Tax Collector	Interest Tax collector	1,780.79	1,780.79	0.00
Total Deposits					666,904.59	666,904.59	0.00
Checks							
							0.00
12/20/2024	Payment	100047	DISCLOSURE TECHNOLOGY SERVICES, LLC	Inv: 1257	-3,000.00	-3,000.00	0.00
12/20/2024	Payment	100049	STRALEY ROBIN VERICKER	Inv: 25515, Inv: 25687	-2,750.00	-2,750.00	0.00
12/20/2024	Payment	100056	ECO-LOGIC SERVICES LLC	Inv: 4621	-4,325.00	-4,325.00	0.00
12/23/2024	Payment	1662	NORTH PARK ISLE CDD	Check for Vendor V00028	-6,005.14	-6,005.14	0.00
12/27/2024	Payment	100060	BLUE LIFE POOL SERVICE LLC	Inv: 16750	-2,000.00	-2,000.00	0.00
12/27/2024	Payment	100062	INFRAMARK LLC	Inv: 139874	-1.98	-1.98	0.00
12/27/2024	Payment	100063	ECO-LOGIC SERVICES LLC	Inv: 4727	-4,325.00	-4,325.00	0.00
01/17/2025	Payment	1663	ALBERTO VIERA	Check for Vendor V00023	-200.00	-200.00	0.00
01/17/2025	Payment	1664	CARLOS DE LA OSSA	Check for Vendor V00029	-200.00	-200.00	0.00
01/17/2025	Payment	1665	INFRAMARK LLC	Check for Vendor V00025	-5,287.50	-5,287.50	0.00
01/17/2025	Payment	1666	KELLY ANN EVANS	Check for Vendor V00020	-200.00	-200.00	0.00
01/17/2025	Payment	1667	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
01/17/2025	Payment	1670	U. S. BANK	Check for Vendor V00026	-4,040.63	-4,040.63	0.00
01/03/2025	Payment	DD241	TECO ACH	Payment of Invoice 001297	-11,170.04	-11,170.04	0.00
01/28/2025	Payment	DD243	CITY OF PLANT CITY ACH	Payment of Invoice 001291	-359.18	-359.18	0.00

Bank Account Statement

North Park Isle CDD

Bank Account No. 8942
Statement No. 25_01

Statement Date 01/31/2025

01/28/2025	Payment	DD244	CITY OF PLANT CITY ACH	Payment of Invoice 001292	-833.27	-833.27	0.00
01/28/2025	Payment	DD245	CITY OF PLANT CITY ACH	Payment of Invoice 001293	-462.19	-462.19	0.00
01/28/2025	Payment	DD246	CITY OF PLANT CITY ACH	Payment of Invoice 001307	-509.38	-509.38	0.00
01/28/2025	Payment	DD247	CITY OF PLANT CITY ACH	Payment of Invoice 001308	-1,646.23	-1,646.23	0.00
01/31/2025		JE000676	Utility - Electric	ACH ADJ JE	-32.17	-32.17	0.00
01/31/2025		JE000676	Utility - Electric	ACH ADJ JE	-32.62	-32.62	0.00
01/31/2025		JE000676	Utility - Electric	ACH ADJ JE	-35.65	-35.65	0.00
01/31/2025		JE000676	Utility - Electric	ACH ADJ JE	-37.67	-37.67	0.00
01/31/2025		JE000676	Utility - Electric	ACH ADJ JE	-174.84	-174.84	0.00
01/31/2025		JE000676	Utility - Electric	ACH ADJ JE	-299.73	-299.73	0.00
01/31/2025		JE000676	Utility - Electric	ACH ADJ JE	-1,263.85	-1,263.85	0.00
01/31/2025		JE000679	Miscellaneous Maintenance	Truist CC ADJ JE	-902.64	-902.64	0.00
Total Checks					-50,294.71	-50,294.71	0.00

Adjustments

Total Adjustments

Outstanding Checks

09/28/2023	Payment	1418	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00037			-2,000.00
05/16/2024	Payment	1569	CITY OF PLANT CITY ACH	Check for Vendor V00047			-2,200.66
10/21/2024	Payment	1644	KELLY ANN EVANS	Check for Vendor V00020			-200.00
12/10/2024	Payment	1658	RYAN MOTKO	Check for Vendor V00027			-200.00
12/23/2024	Payment	300000	CITY OF PLANT CITY ACH	Inv: 1446578 ACH			-319.75
12/23/2024	Payment	300001	CITY OF PLANT CITY ACH	Inv: 1446196 ACH			-1,075.53
12/23/2024	Payment	300002	CITY OF PLANT CITY ACH	Inv: 1446198 ACH			-423.36
12/23/2024	Payment	300003	CITY OF PLANT CITY ACH	Inv: 1446200 ACH			-474.58
12/23/2024	Payment	300004	CITY OF PLANT CITY ACH	Inv: 1446201 ACH			-1,100.07
12/27/2024	Payment	300011	TECO ACH	Inv: 3537 121324 ACH			-38.50
12/27/2024	Payment	300015	TECO ACH	Inv: 1253 121324 ACH			-1,271.85
12/27/2024	Payment	300016	TECO ACH	Inv: 6724 121324 ACH			-304.47
01/17/2025	Payment	1668	NORTH PARK ISLE CDD	Check for Vendor V00028			-
01/17/2025	Payment	1669	RYAN MOTKO	Check for Vendor V00027			211,996.00
01/17/2025	Payment	1669	RYAN MOTKO	Check for Vendor V00027			-200.00
01/28/2025	Payment	300018	CHARTER COMMUNICATION S ACH	Inv: 0384991011125 ACH			-209.99
01/30/2025	Payment	DD242	TECO ACH	Payment of Invoice 001301			-35.38
01/28/2025	Payment	DD248	TECO ACH	Payment of Invoice 001329			-180.01
Total Outstanding Checks							-
							222,230.15

Outstanding Deposits

Bank Account Statement

North Park Isle CDD

Bank Account No. 8942

Statement No. 25_01

Statement Date

01/31/2025

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
01/01/2025	JE000656	Reverse City plant city	3,447.74
01/01/2025	JE000657	Reverse Truist CC ADJ JE	231.40
Total Outstanding Deposits			4,138.71