

*North Powerline Road
Community Development District*

Meeting Agenda

August 17, 2022

AGENDA

North Powerline Road

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

August 10, 2022

**Board of Supervisors
North Powerline Road
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of **North Powerline Road Community Development District** will be held **Wednesday, August 17, 2022 at 1:30 PM at 346 East Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/81866046597>

Zoom Call-In Number: 1-646-876-9923

Meeting ID: 818 6604 6597

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the June 15, 2022 Board of Supervisors Meeting
4. Public Hearings
 - A. Public Hearing on the Adoption of the District's Fiscal Year 2023 Budget
 - i. Consideration of Resolution 2022-14 Adoption of the District's Fiscal Year 2023 Budget and Appropriating Funds
 - ii. Consideration of Fiscal Year 2022/2023 Budget Deficit Funding Agreement
 - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2022-15 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2022-16 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023
6. Consideration of Resolution 2022-17 Designating a Date, Time, and Location for a Landowners' Meeting and Election
7. Consideration of Proposal from AMTEC for Arbitrage Rebate Services for Series 2022 Bonds
8. Presentation of Fiscal Year 2021 Audit Report
9. Staff Reports
 - A. Attorney

¹ Comments will be limited to three (3) minutes

- B. Engineer
 - i. Ratification of Stormwater Management Analysis Report
- C. Field Manager's Report
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
- 10. Other Business
- 11. Supervisors Requests and Audience Comments
- 12. Adjournment

MINUTES

**MINUTES OF MEETING
NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Powerline Road Community Development District was held on Wednesday, **June 15, 2022** at 1:35 p.m. at 346 East Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk
Daniel Arnette
Kevin Chinoy

Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk *by Zoom*
Marshall Tindall
Heather Wertz *by Zoom*

District Manager/GMS
KE Law
GMS
Absolute Engineering

The following is a summary of the discussions and actions taken at the June 15, 2022 North Powerline Road Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

No members of the public were present via Zoom or in person.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 18, 2022
Board of Supervisors Meeting and the
May 31, 2022 Continued Meeting**

Ms. Burns presented the May 18, 2022 Board of Supervisors meeting minutes and the May 31, 2022 continued meeting. She asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Chinoy, seconded by Mr. Arnette, with all in favor, the Minutes of the May 18, 2022 Board of Supervisors Meeting and the May 31, 2022 Continued Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-13
Ratifying Series 2022 Bonds**

Ms. Burns stated that this resolution was included in their package and noted that it ratifies, confirms, and approves all the actions taken by District staff and officers in connection with the closing of the Series 2022 bonds. She noted that the District closed on the Series 2022 Bonds last week on June 9th.

On MOTION by Ms. Schwenk, seconded by Mr. Chinoy, with all in favor, Resolution 2022-13 Ratifying Series 2022 Bonds, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Amended and Restated
Disclosure of Public Financing**

Ms. Burns noted that this adds the most recent issuance to the disclosure and she stated that she was looking for a motion to authorize counsel to record.

On MOTION by Mr. Chinoy, seconded by Ms. Schwenk, with all in favor, Amended and Restated Disclosure of Public Financing, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Uniform Collection
Agreement with Polk County Tax
Collector**

Ms. Burns stated that this was the updated agreement that they sent for this year. She noted that this would allow them to continue to collect their assessments on the tax bill. She asked if anyone had any questions. Hearing none,

On MOTION by Mr. Arnette, seconded by Ms. Schwenk, with all in favor, the Uniform Collection Agreement with Polk County Tax Collector, was approved.

SEVENTH ORDER OF BUSINESS**Review and Ranking of Proposals
Received for South Phase RFP**

Ms. Burns turned this presentation over to Ms. Wertz. Ms. Wertz stated that they had good response with six total bidders. She noted that the spread on the numbers were close and that the substantial completion days ranged from 304 to 350, which was also close. She stated that for the opening price the low bidder was Kearney, but they were second in time. She stated that Wal-Rose was a day sooner than Kearney. She noted that they reviewed the bids, sent clarification questions out to the bidders, received everything back and then adjusted those bids. She referred to the ranking results on of 41 of the PDF of the agenda. She noted that it came down to the price and the schedule, which led to Kearney winning with 99.9 out of 100 points. She noted that they were ranked number one in the cost which totaled \$6,354,183.37. She concluded her presentation of the ranking results and asked if there were any questions from the Board. Mr. Van Wyk asked if all the bids were responsive to the RFP and if all the bidders were qualified to do this type of work. Ms. Wertz responded yes.

On MOTION by Mr. Chinoy, seconded by Mr. Arnette, with all in favor, Accepting the Rankings as Outlined, Ranking Kearney #1, and Authorizing Staff to Send a Notice of Intent to Award to Kearney, was approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Van Wyk stated he had nothing further to report.

B. Engineer

There being none, the next item followed.

C. Field Manager's Report

Mr. Tindall presented the field manager's report to the Board. He stated that the shades and the playground had been installed at the amenity. He stated that there were minor damages done to the irrigation and the repairs had been coordinated. He stated that they would do the final assessment once the swings, etc. were installed. He stated that the other issue was some grading behind Tract C2 and that they were working to get this addressed. He referred to the map on page 49 of the agenda stating that they were looking at the south side because it was drier. He stated

that they did the liability posting with warning signs based on the insurance adjuster's recommendations on the entry gate. The fountain was serviced at no charge. He stated that he got a proposal from the pond vendor about the maintenance. He suggested to do an NTE. He noted that the concern was if there was a warranty on the existing fountain that was installed. He stated that it could be voided. He spoke with those that did the installation, Trey and Stewart, and they stated that there shouldn't be any issues, but that they were going to make sure there were no other problems that might arise before they finalize the contract. He stated that they would need \$150 per month. Ms. Burns asked if that was with the existing aquatics vendor. She stated that it would be most cost effective to use the existing vendor because they were onsite anyway doing the aquatics contract.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Authorizing \$150 Per Month for the Fountain Maintenance, was approved.

Ms. Schwenk asked if the landscape contractors were handling all the common areas in Phase 1 and 2. Mr. Tindall responded yes and that the only thing they didn't do was the irrigation repairs, but that they were supposed to come to do the repair. He stated that they were trying very hard to get access in the back of Tract C2. He explained that there was a utility box in the way of the only access that they had. He noted that they would go and establish their safe access so that they don't have the same issues that they have had at the other Districts. He stated that he would make sure that the backside was stable and sodded so that they wouldn't have any other issues going forward. Ms. Burns asked if that would be their access point. Mr. Tindall responded yes. He stated that the last thing that he was reporting was that the palm trees had started. Ms. Schwenk mentioned mowing in some common areas and southern entry on north boulevard. Mr. Tindall stated that there was a new monument that just came in that had not been tied in and that there was a fence running along that Phase 2. He stated that he would give the landscaper a briefing to make sure that they know exactly what was needed. Ms. Schwenk suggested that they needed to clean this area up quickly. It was suggested to do a one-time mow. Mr. Tindall stated that he would make sure it was one-time, but he also stated that Trey and Stewart were going to come in and do the landscaping at the new monument too.

D. District Manager's Report**i. Approval of Check Register**

Ms. Burns stated that the check register was included in the Board's package. She offered to answer any questions the Board had. She stated that the total was \$30,354.50 through June 8th.

On MOTION by Ms. Schwenk, seconded by Mr. Chinoy, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that the financials through May 31, 2022 were included in the agenda packet and no action was needed.

iii. Reminder to Board to File Form 1's with the Supervisor of Elections in the County that they reside by the July 1, 2022 Deadline (by mail or e-mail)

Ms. Burns stated that they should have received the Form 1 from the Supervisor of Elections in the county that they live. She noted that if they had not received them to let her know so she could get them the form. The deadline is July 1, 2022.

NINTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

TENTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS**Adjournment**

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2022-14

THE ANNUAL APPROPRIATION RESOLUTION OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the North Powerline Road Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the North Powerline Road Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$_____ to be raised pursuant to a developer funding agreement, levy of assessments, or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND (SERIES 2020)	\$_____
DEBT SERVICE FUND (SERIES 2022)	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total

appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 17TH DAY OF AUGUST, 2022.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: FY 2022/2023 Budget

North Powerline Road
Community Development District

Proposed Budget
FY2023



Table of Contents

1-2	General Fund
3-7	General Fund Narrative
8	Capital Reserve Fund
9	Series 2020 Debt Service Fund
10	Series 2020 Amortization Schedule
11	Series 2022 Debt Service Fund
12	Series 2022 Amortization Schedule

North Powerline Road
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Assessments - Tax Roll	\$ 194,089	\$ 194,749	\$ -	\$ 194,749	\$ 371,728
Assessments - Direct Bill (Platted)	\$ 178,956	\$ 658	\$ -	\$ 658	\$ 153,297
Assessments - Direct Bill (Unplatted)	\$ 61,385	\$ -	\$ -	\$ -	\$ 25,589
Assessments - Lot Closings	\$ -	\$ 178,299	\$ 61,384	\$ 239,683	\$ -
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ 114,111
Boundary Amendment Contributions	\$ -	\$ 14,261	\$ -	\$ 14,261	\$ -
Interest	\$ -	\$ 16	\$ -	\$ 16	\$ -
Total Revenues	\$ 434,430	\$ 387,983	\$ 61,384	\$ 449,367	\$ 664,725

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 7,000	\$ 3,000	\$ 10,000	\$ 12,000
Engineering	\$ 20,000	\$ 2,485	\$ 5,000	\$ 7,485	\$ 20,000
Attorney	\$ 30,000	\$ 21,627	\$ 8,000	\$ 29,627	\$ 30,000
Annual Audit	\$ 5,500	\$ 4,600	\$ -	\$ 4,600	\$ 5,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 1,350	\$ 450	\$ -	\$ 450	\$ 1,350
Dissemination	\$ 7,000	\$ 3,850	\$ 1,500	\$ 5,350	\$ 7,000
Trustee Fees	\$ 10,650	\$ 4,041	\$ -	\$ 4,041	\$ 12,500
Management Fees	\$ 36,050	\$ 27,038	\$ 9,013	\$ 36,050	\$ 37,853
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ 300
Postage & Delivery	\$ 1,000	\$ 661	\$ 250	\$ 911	\$ 1,000
Insurance	\$ 6,000	\$ 5,570	\$ -	\$ 5,570	\$ 6,684
Copies	\$ 1,000	\$ 128	\$ 250	\$ 378	\$ 1,000
Legal Advertising	\$ 10,000	\$ 8,021	\$ 3,000	\$ 11,021	\$ 10,000
Other Current Charges	\$ 5,000	\$ 380	\$ 135	\$ 515	\$ 5,000
Boundary Amendment Expenses	\$ -	\$ 14,261	\$ -	\$ 14,261	\$ -
Office Supplies	\$ 625	\$ 31	\$ 15	\$ 46	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 600
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 155,310	\$ 107,567	\$ 30,988	\$ 138,555	\$ 159,587

North Powerline Road
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 5,000	\$ 5,948	\$ -	\$ 5,948	\$ 20,000
Field Management	\$ 15,000	\$ 8,125	\$ 3,750	\$ 11,875	\$ 15,750
Landscape Maintenance	\$ 80,000	\$ 20,818	\$ 8,971	\$ 29,790	\$ 95,000
Landscape Replacement	\$ 5,000	\$ 1,606	\$ 1,250	\$ 2,856	\$ 25,000
Lake Maintenance	\$ 12,000	\$ 3,098	\$ 3,531	\$ 6,629	\$ 21,600
Streetlights	\$ 48,000	\$ 23,923	\$ 7,526	\$ 31,449	\$ 75,000
Electric	\$ 3,600	\$ 4,814	\$ 1,500	\$ 6,314	\$ 7,500
Water & Sewer	\$ 2,400	\$ -	\$ -	\$ -	\$ 2,400
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 625	\$ 625	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 207	\$ 1,250	\$ 1,457	\$ 5,000
General Repairs & Maintenance	\$ 5,000	\$ 200	\$ 1,250	\$ 1,450	\$ 15,000
Contingency	\$ 7,500	\$ 861	\$ 1,875	\$ 2,736	\$ 7,500
Subtotal Field Expenditures	\$ 191,000	\$ 69,600	\$ 31,529	\$ 101,129	\$ 292,250
Amenity Expenditures					
Amenity - Electric	\$ 14,400	\$ 4,069	\$ 3,600	\$ 7,669	\$ 14,400
Amenity - Water	\$ 3,500	\$ 1,287	\$ 900	\$ 2,187	\$ 4,000
Playground Lease	\$ 14,000	\$ 4,781	\$ 7,172	\$ 11,954	\$ 28,688
Internet	\$ 3,000	\$ 505	\$ 303	\$ 808	\$ 2,000
Pest Control	\$ 720	\$ 456	\$ -	\$ 456	\$ 600
Janitorial Services	\$ 8,500	\$ 2,004	\$ 1,650	\$ 3,654	\$ 7,500
Security Services	\$ 7,500	\$ 5,589	\$ -	\$ 5,589	\$ 34,000
Pool Maintenance	\$ 18,000	\$ 7,780	\$ 6,500	\$ 14,280	\$ 20,000
Amenity Access Management	\$ 5,000	\$ 1,667	\$ 1,250	\$ 2,917	\$ 5,000
Amenity Repairs & Maintenance	\$ 1,000	\$ 320	\$ 250	\$ 570	\$ 15,000
Contingency	\$ 7,500	\$ -	\$ 1,875	\$ 1,875	\$ 7,500
Subtotal Amenity Expenditures	\$ 83,120	\$ 28,456	\$ 23,500	\$ 51,957	\$ 138,688
<i>Total Operations & Maintenance</i>	\$ 274,120	\$ 98,057	\$ 55,029	\$ 153,086	\$ 430,938
<i>Other Expenditures</i>					
Capital Reserves	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 74,200
<i>Total Other Expenditures</i>	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 74,200
Total Expenditures	\$ 434,430	\$ 205,624	\$ 91,016	\$ 296,640	\$ 664,725
Excess Revenues/(Expenditures)	\$ -	\$ 182,359	\$ (29,632)	\$ 152,727	\$ -

Product	ERU's	Assessable Units	ERU/Unit	Net Total	Net Per Unit	Gross Per Unit
Phase 1 - Tax Roll	295.00	295	1.00	\$194,088.33	\$657.93	\$707.45
Phase 2 - Tax Roll	270.00	270	1.00	\$177,640.16	\$657.93	\$707.45
Phase 3 - Direct - Single Family	8.00	8	1.00	\$5,263.41	\$657.93	\$707.45
Phase 3 - Direct - Townhomes	225.00	300	0.75	\$148,033.47	\$493.44	\$530.59
Phase 4 - Direct	38.89	162	0.24	\$25,588.61	\$157.95	\$169.84
Phase 5 - Developer Contributions	111.04	532	0.21	\$73,052.96	\$137.32	\$147.65
Phase 6 - Developer Contributions	62.41	299	0.21	\$41,057.96	\$137.32	\$147.65
1010.33	1866			\$664,724.90		

North Powerline Road

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures relating to Phase 5 & 6 for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, KE Law PLLC, will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted Grau & Associates.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District. The District has contracted with Governmental Management Services – Central Florida LLC.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 bonds and two other anticipated bond issuances.

North Powerline Road

Community Development District

General Fund Budget

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 bonds and two other anticipated bond issuances. The District is contracted with Governmental Management Services – Central Florida LLC.

Trustee Fees

The District will incur trustee related costs with the issuance of its issued bonds with US Bank.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs with Governmental Management Services – Central Florida LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages with EGIS Insurance Advisors.

Copies

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

North Powerline Road

Community Development District

General Fund Budget

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverages.

Field Management

Represents the costs of contracting services with Governmental Management Services – Central Florida LLC to provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Prince & Sons, Inc. to provide these services.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Lake Maintenance

Represents the cost of contracting aquatic weed control services that maintain the lakes located within the District. The District is contracted with Aquagenix for this service.

North Powerline Road

Community Development District

General Fund Budget

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Playground Lease

The District has entered into a leasing agreement for playgrounds installed in the community.

Internet

Internet service for use at the Amenity Center.

North Powerline Road

Community Development District

General Fund Budget

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool contracted with Resort Pool Services.

Amenity Access Management

Represents the cost of managing and monitoring access to the District's amenity facilities with services from Governmental Management Services – Central Florida LLC.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenses:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

North Powerline Road
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Transfer In - General Fund	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 74,200
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Total Revenues	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 79,200
Expenditures					
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 79,200

North Powerline Road
Community Development District
Proposed Budget
Series 2020 Debt Service Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - Tax Roll	\$ 357,687	\$ 358,904	\$ -	\$ 358,904	\$ 711,117
Assessments - Direct Bill	\$ 356,049	\$ -	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ 356,148	\$ -	\$ 356,148	\$ -
Assessments - Prepayments	\$ -	\$ 21,501	\$ -	\$ 21,501	\$ -
Interest	\$ -	\$ 182	\$ -	\$ 182	\$ -
Carry Forward Surplus	\$ 232,926	\$ 589,814	\$ -	\$ 589,814	\$ 233,810
Total Revenues	\$ 946,662	\$ 1,326,550	\$ -	\$ 1,326,550	\$ 944,927
Expenditures					
Interest Expense - 11/1	\$ 232,922	\$ 232,922	\$ -	\$ 232,922	\$ 229,241
Principal Expense - 5/1	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	\$ 255,000
Special Call - 5/1	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -
Interest Expense - 5/1	\$ 232,922	\$ 232,922	\$ -	\$ 232,922	\$ 229,241
Total Expenditures	\$ 715,844	\$ 735,844	\$ -	\$ 735,844	\$ 713,481
Other Financing Uses					
Transfer Out	\$ -	\$ 356,896	\$ -	\$ 356,896	\$ -
Total Other Financing Uses	\$ -	\$ 356,896	\$ -	\$ 356,896	\$ -
Net Change in Fund Balance	\$ 230,818	\$ 233,810	\$ -	\$ 233,810	\$ 231,446

Interest Expense 11/1/23	\$ 225,894
Total	\$ 225,894

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 1	295	\$ 357,687	\$1,212	\$1,304
Single Family - Phase 2	270	\$ 353,431	\$1,309	\$1,408
	565	\$ 711,117		

North Powerline Road
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 12,415,000.00	\$ -	\$ 229,240.63	\$ 229,240.63
05/01/23	\$ 12,415,000.00	\$ 255,000.00	\$ 229,240.63	\$ -
11/01/23	\$ 12,160,000.00	\$ -	\$ 225,893.75	\$ 710,134.38
05/01/24	\$ 12,160,000.00	\$ 260,000.00	\$ 225,893.75	\$ -
11/01/24	\$ 11,900,000.00	\$ -	\$ 222,481.25	\$ 708,375.00
05/01/25	\$ 11,900,000.00	\$ 270,000.00	\$ 222,481.25	\$ -
11/01/25	\$ 11,630,000.00	\$ -	\$ 218,937.50	\$ 711,418.75
05/01/26	\$ 11,630,000.00	\$ 275,000.00	\$ 218,937.50	\$ -
11/01/26	\$ 11,355,000.00	\$ -	\$ 214,640.63	\$ 708,578.13
05/01/27	\$ 11,355,000.00	\$ 285,000.00	\$ 214,640.63	\$ -
11/01/27	\$ 11,070,000.00	\$ -	\$ 210,187.50	\$ 709,828.13
05/01/28	\$ 11,070,000.00	\$ 295,000.00	\$ 210,187.50	\$ -
11/01/28	\$ 10,775,000.00	\$ -	\$ 205,578.13	\$ 710,765.63
05/01/29	\$ 10,775,000.00	\$ 305,000.00	\$ 205,578.13	\$ -
11/01/29	\$ 10,470,000.00	\$ -	\$ 200,812.50	\$ 711,390.63
05/01/30	\$ 10,470,000.00	\$ 315,000.00	\$ 200,812.50	\$ -
11/01/30	\$ 10,155,000.00	\$ -	\$ 195,890.63	\$ 711,703.13
05/01/31	\$ 10,155,000.00	\$ 325,000.00	\$ 195,890.63	\$ -
11/01/31	\$ 9,830,000.00	\$ -	\$ 190,000.00	\$ 710,890.63
05/01/32	\$ 9,830,000.00	\$ 335,000.00	\$ 190,000.00	\$ -
11/01/32	\$ 9,495,000.00	\$ -	\$ 183,928.13	\$ 708,928.13
05/01/33	\$ 9,495,000.00	\$ 350,000.00	\$ 183,928.13	\$ -
11/01/33	\$ 9,145,000.00	\$ -	\$ 177,584.38	\$ 711,512.50
05/01/34	\$ 9,145,000.00	\$ 360,000.00	\$ 177,584.38	\$ -
11/01/34	\$ 8,785,000.00	\$ -	\$ 171,059.38	\$ 708,643.75
05/01/35	\$ 8,785,000.00	\$ 375,000.00	\$ 171,059.38	\$ -
11/01/35	\$ 8,410,000.00	\$ -	\$ 164,262.50	\$ 710,321.88
05/01/36	\$ 8,410,000.00	\$ 390,000.00	\$ 164,262.50	\$ -
11/01/36	\$ 8,020,000.00	\$ -	\$ 157,193.75	\$ 711,456.25
05/01/37	\$ 8,020,000.00	\$ 405,000.00	\$ 157,193.75	\$ -
11/01/37	\$ 7,615,000.00	\$ -	\$ 149,853.13	\$ 712,046.88
05/01/38	\$ 7,615,000.00	\$ 420,000.00	\$ 149,853.13	\$ -
11/01/38	\$ 7,195,000.00	\$ -	\$ 142,240.63	\$ 712,093.75
05/01/39	\$ 7,195,000.00	\$ 435,000.00	\$ 142,240.63	\$ -
11/01/39	\$ 6,760,000.00	\$ -	\$ 134,356.25	\$ 711,596.88
05/01/40	\$ 6,760,000.00	\$ 450,000.00	\$ 134,356.25	\$ -
11/01/40	\$ 6,310,000.00	\$ -	\$ 126,200.00	\$ 710,556.25
05/01/41	\$ 6,310,000.00	\$ 465,000.00	\$ 126,200.00	\$ -
11/01/41	\$ 5,845,000.00	\$ -	\$ 116,900.00	\$ 708,100.00
05/01/42	\$ 5,845,000.00	\$ 485,000.00	\$ 116,900.00	\$ -
11/01/42	\$ 5,360,000.00	\$ -	\$ 107,200.00	\$ 709,100.00
05/01/43	\$ 5,360,000.00	\$ 505,000.00	\$ 107,200.00	\$ -
11/01/43	\$ 4,855,000.00	\$ -	\$ 97,100.00	\$ 709,300.00
05/01/44	\$ 4,855,000.00	\$ 525,000.00	\$ 97,100.00	\$ -
11/01/44	\$ 4,330,000.00	\$ -	\$ 86,600.00	\$ 708,700.00
05/01/45	\$ 4,330,000.00	\$ 545,000.00	\$ 86,600.00	\$ -
11/01/45	\$ 3,785,000.00	\$ -	\$ 75,700.00	\$ 707,300.00
05/01/46	\$ 3,785,000.00	\$ 570,000.00	\$ 75,700.00	\$ -
11/01/46	\$ 3,215,000.00	\$ -	\$ 64,300.00	\$ 710,000.00
05/01/47	\$ 3,215,000.00	\$ 595,000.00	\$ 64,300.00	\$ -
11/01/47	\$ 2,620,000.00	\$ -	\$ 52,400.00	\$ 711,700.00
05/01/48	\$ 2,620,000.00	\$ 615,000.00	\$ 52,400.00	\$ -
11/01/48	\$ 2,005,000.00	\$ -	\$ 40,100.00	\$ 707,500.00
05/01/49	\$ 2,005,000.00	\$ 640,000.00	\$ 40,100.00	\$ -
11/01/49	\$ 1,365,000.00	\$ -	\$ 27,300.00	\$ 707,400.00
05/01/50	\$ 1,365,000.00	\$ 670,000.00	\$ 27,300.00	\$ -
11/01/50	\$ 695,000.00	\$ -	\$ 13,900.00	\$ 711,200.00
05/01/51	\$ 695,000.00	\$ 695,000.00	\$ 13,900.00	\$ 708,900.00
		\$ 12,415,000.00	\$ 8,403,681.25	\$ 20,818,681.25

North Powerline Road
Community Development District
Proposed Budget
Series 2022 Debt Service Fund

Description	Proposed Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 758,588
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 239,566
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 998,153
Expenditures					
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 239,566
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Interest Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 303,675
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 693,241
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ 998,153	\$ -	\$ 998,153	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 998,153	\$ -	\$ 998,153	\$ -
Net Change in Fund Balance	\$ -	\$ 998,153	\$ -	\$ 998,153	\$ 304,912

Interest Expense 11/1/23	\$ 300,113
Total	\$ 300,113

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 3	162	\$ 346,376	\$2,138	\$2,299
Townhomes - Phase 4	300	\$ 397,545	\$1,325	\$1,425
Single Family - Phase 4	8	\$ 14,666	\$1,833	\$1,971
	470	\$ 758,588		

North Powerline Road
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

Date		Balance		Principal		Interest		Total
11/01/22	\$	11,000,000.00	\$	-	\$	239,565.83	\$	239,565.83
05/01/23	\$	11,000,000.00	\$	150,000.00	\$	303,675.00	\$	-
11/01/23	\$	10,850,000.00	\$	-	\$	300,112.50	\$	753,787.50
05/01/24	\$	10,850,000.00	\$	160,000.00	\$	300,112.50	\$	-
11/01/24	\$	10,690,000.00	\$	-	\$	296,312.50	\$	756,425.00
05/01/25	\$	10,690,000.00	\$	170,000.00	\$	296,312.50	\$	-
11/01/25	\$	10,160,000.00	\$	-	\$	292,275.00	\$	758,587.50
05/01/26	\$	10,160,000.00	\$	175,000.00	\$	292,275.00	\$	-
11/01/26	\$	10,160,000.00	\$	-	\$	288,118.75	\$	755,393.75
05/01/27	\$	10,160,000.00	\$	185,000.00	\$	288,118.75	\$	-
11/01/27	\$	10,160,000.00	\$	-	\$	283,725.00	\$	756,843.75
05/01/28	\$	10,160,000.00	\$	195,000.00	\$	283,725.00	\$	-
11/01/28	\$	9,965,000.00	\$	-	\$	278,606.25	\$	757,331.25
05/01/29	\$	9,965,000.00	\$	205,000.00	\$	278,606.25	\$	-
11/01/29	\$	9,760,000.00	\$	-	\$	273,225.00	\$	756,831.25
05/01/30	\$	9,760,000.00	\$	215,000.00	\$	273,225.00	\$	-
11/01/30	\$	9,545,000.00	\$	-	\$	267,581.25	\$	755,806.25
05/01/31	\$	9,545,000.00	\$	225,000.00	\$	267,581.25	\$	-
11/01/31	\$	9,080,000.00	\$	-	\$	261,675.00	\$	754,256.25
05/01/32	\$	9,080,000.00	\$	240,000.00	\$	261,675.00	\$	-
11/01/32	\$	9,080,000.00	\$	-	\$	255,375.00	\$	757,050.00
05/01/33	\$	9,080,000.00	\$	255,000.00	\$	255,375.00	\$	-
11/01/33	\$	8,825,000.00	\$	-	\$	248,203.13	\$	758,578.13
05/01/34	\$	8,825,000.00	\$	265,000.00	\$	248,203.13	\$	-
11/01/34	\$	8,560,000.00	\$	-	\$	240,750.00	\$	753,953.13
05/01/35	\$	8,560,000.00	\$	285,000.00	\$	240,750.00	\$	-
11/01/35	\$	8,275,000.00	\$	-	\$	232,734.38	\$	758,484.38
05/01/36	\$	8,275,000.00	\$	300,000.00	\$	232,734.38	\$	-
11/01/36	\$	7,975,000.00	\$	-	\$	224,296.88	\$	757,031.25
05/01/37	\$	7,975,000.00	\$	315,000.00	\$	224,296.88	\$	-
11/01/37	\$	7,660,000.00	\$	-	\$	215,437.50	\$	754,734.38
05/01/38	\$	7,660,000.00	\$	335,000.00	\$	215,437.50	\$	-
11/01/38	\$	7,325,000.00	\$	-	\$	206,015.63	\$	756,453.13
05/01/39	\$	7,325,000.00	\$	355,000.00	\$	206,015.63	\$	-
11/01/39	\$	6,970,000.00	\$	-	\$	196,031.25	\$	757,046.88
05/01/40	\$	6,970,000.00	\$	375,000.00	\$	196,031.25	\$	-
11/01/40	\$	6,595,000.00	\$	-	\$	185,484.38	\$	756,515.63
05/01/41	\$	6,595,000.00	\$	395,000.00	\$	185,484.38	\$	-
11/01/41	\$	6,200,000.00	\$	-	\$	174,375.00	\$	754,859.38
05/01/42	\$	6,200,000.00	\$	420,000.00	\$	174,375.00	\$	-
11/01/42	\$	5,780,000.00	\$	-	\$	162,562.50	\$	756,937.50
05/01/43	\$	5,780,000.00	\$	445,000.00	\$	162,562.50	\$	-
11/01/43	\$	5,335,000.00	\$	-	\$	150,046.88	\$	757,609.38
05/01/44	\$	5,335,000.00	\$	470,000.00	\$	150,046.88	\$	-
11/01/44	\$	4,865,000.00	\$	-	\$	136,828.13	\$	756,875.00
05/01/45	\$	4,865,000.00	\$	495,000.00	\$	136,828.13	\$	-
11/01/45	\$	4,370,000.00	\$	-	\$	122,906.25	\$	754,734.38
05/01/46	\$	4,370,000.00	\$	525,000.00	\$	122,906.25	\$	-
11/01/46	\$	3,845,000.00	\$	-	\$	108,140.63	\$	756,046.88
05/01/47	\$	3,845,000.00	\$	555,000.00	\$	108,140.63	\$	-
11/01/47	\$	3,290,000.00	\$	-	\$	92,531.25	\$	755,671.88
05/01/48	\$	3,290,000.00	\$	585,000.00	\$	92,531.25	\$	-
11/01/48	\$	2,705,000.00	\$	-	\$	76,078.13	\$	753,609.38
05/01/49	\$	2,705,000.00	\$	620,000.00	\$	76,078.13	\$	-
11/01/49	\$	2,085,000.00	\$	-	\$	58,640.63	\$	754,718.75
05/01/50	\$	2,085,000.00	\$	655,000.00	\$	58,640.63	\$	-
11/01/50	\$	1,430,000.00	\$	-	\$	40,218.75	\$	753,859.38
05/01/51	\$	1,430,000.00	\$	695,000.00	\$	40,218.75	\$	-
11/01/51	\$	735,000.00	\$	-	\$	20,671.88	\$	755,890.63
05/01/52	\$	735,000.00	\$	735,000.00	\$	20,671.88	\$	755,671.88
		\$	11,000,000.00	\$	11,921,159.58	\$	22,921,159.58	

SECTION 2

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 FUNDING AGREEMENT**

This agreement (“**Agreement**”) is made and entered into this ____ day of _____, 2022, by and between:

North Powerline Road Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Polk County, Florida (hereinafter "**District**"), and

GLK Real Estate, LLC, a Florida limited liability company, a landowner of certain lands within the District, with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880, and its successors and assigns (“**Landowner**”, and together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established by an ordinance adopted by the Board of Commissioners for Polk County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein (“**Property**”), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023 Budget**”); and

WHEREAS, this Fiscal Year 2022/2023 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Fiscal Year 2022/2023 Budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property in the full amount necessary to fund the Fiscal Year 2022/2023 Budget, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect the full amount of non-ad valorem assessments to fund the Fiscal Year 2022/2023 Budget as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

WHEREAS, the Developer and the District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2022/2023 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the property within the District, including any property owned by Developer, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's Budget or otherwise. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

3. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2022/2023 Budget" in the public records of Polk County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2022/2023 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien

against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, that such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

4. **ALTERNATIVE COLLECTION METHODS.** In the event the Developer fails to make payments due to the District pursuant to this Agreement, and the District first provides Developer with written notice of the delinquency to the address identified in this Agreement and such delinquency is not cured within five (5) business days of the notice, then the District shall have the following remedies:

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser. The Developer hereby waives and/or relinquishes any rights it may have to challenge, object to or otherwise fail to pay such assessments if imposed, as well as the means of collection thereof.

5. **AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

6. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

7. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

8. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

9. **THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. In the event of such sale or disposition, Developer may place into escrow an amount equal to the then-unfunded portion of the Fiscal Year 2022/2023 Budget to fund any budgeted expenses that may arise during the remainder of the fiscal year. Upon confirmation of the deposit of said funds into escrow, and evidence of an assignment to, and assumption by the purchaser, of this Agreement, Developer's obligation under this Agreement shall be deemed fulfilled and this Agreement terminated. The Developer shall give 90 days' prior written notice to the District under this Agreement of any such sale or disposition.

10. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

12. **PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

13. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and

acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

14. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**North Powerline Road Community
Development District**

Secretary/Assistant Secretary

By: _____
Its: _____

GLK REAL ESTATE, LLC,
a Florida limited liability company

Witness

By: Lauren O. Schwenk
Its: Manager

EXHIBIT A: Property Description

EXHIBIT B: Fiscal Year 2022/2023 Budget

EXHIBIT A: Property Description

EXHIBIT B: Fiscal Year 2022/2023 Budget

North Powerline Road
Community Development District

Proposed Budget
FY2023



Table of Contents

1-2	General Fund
3-7	General Fund Narrative
8	Capital Reserve Fund
9	Series 2020 Debt Service Fund
10	Series 2020 Amortization Schedule
11	Series 2022 Debt Service Fund
12	Series 2022 Amortization Schedule

North Powerline Road
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Assessments - Tax Roll	\$ 194,089	\$ 194,749	\$ -	\$ 194,749	\$ 371,728
Assessments - Direct Bill (Platted)	\$ 178,956	\$ 658	\$ -	\$ 658	\$ 153,297
Assessments - Direct Bill (Unplatted)	\$ 61,385	\$ -	\$ -	\$ -	\$ 25,589
Assessments - Lot Closings	\$ -	\$ 178,299	\$ 61,384	\$ 239,683	\$ -
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ 114,111
Boundary Amendment Contributions	\$ -	\$ 14,261	\$ -	\$ 14,261	\$ -
Interest	\$ -	\$ 16	\$ -	\$ 16	\$ -
Total Revenues	\$ 434,430	\$ 387,983	\$ 61,384	\$ 449,367	\$ 664,725

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 7,000	\$ 3,000	\$ 10,000	\$ 12,000
Engineering	\$ 20,000	\$ 2,485	\$ 5,000	\$ 7,485	\$ 20,000
Attorney	\$ 30,000	\$ 21,627	\$ 8,000	\$ 29,627	\$ 30,000
Annual Audit	\$ 5,500	\$ 4,600	\$ -	\$ 4,600	\$ 5,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 1,350	\$ 450	\$ -	\$ 450	\$ 1,350
Dissemination	\$ 7,000	\$ 3,850	\$ 1,500	\$ 5,350	\$ 7,000
Trustee Fees	\$ 10,650	\$ 4,041	\$ -	\$ 4,041	\$ 12,500
Management Fees	\$ 36,050	\$ 27,038	\$ 9,013	\$ 36,050	\$ 37,853
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ 300
Postage & Delivery	\$ 1,000	\$ 661	\$ 250	\$ 911	\$ 1,000
Insurance	\$ 6,000	\$ 5,570	\$ -	\$ 5,570	\$ 6,684
Copies	\$ 1,000	\$ 128	\$ 250	\$ 378	\$ 1,000
Legal Advertising	\$ 10,000	\$ 8,021	\$ 3,000	\$ 11,021	\$ 10,000
Other Current Charges	\$ 5,000	\$ 380	\$ 135	\$ 515	\$ 5,000
Boundary Amendment Expenses	\$ -	\$ 14,261	\$ -	\$ 14,261	\$ -
Office Supplies	\$ 625	\$ 31	\$ 15	\$ 46	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 600
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 155,310	\$ 107,567	\$ 30,988	\$ 138,555	\$ 159,587

North Powerline Road
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 5,000	\$ 5,948	\$ -	\$ 5,948	\$ 20,000
Field Management	\$ 15,000	\$ 8,125	\$ 3,750	\$ 11,875	\$ 15,750
Landscape Maintenance	\$ 80,000	\$ 20,818	\$ 8,971	\$ 29,790	\$ 95,000
Landscape Replacement	\$ 5,000	\$ 1,606	\$ 1,250	\$ 2,856	\$ 25,000
Lake Maintenance	\$ 12,000	\$ 3,098	\$ 3,531	\$ 6,629	\$ 21,600
Streetlights	\$ 48,000	\$ 23,923	\$ 7,526	\$ 31,449	\$ 75,000
Electric	\$ 3,600	\$ 4,814	\$ 1,500	\$ 6,314	\$ 7,500
Water & Sewer	\$ 2,400	\$ -	\$ -	\$ -	\$ 2,400
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 625	\$ 625	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 207	\$ 1,250	\$ 1,457	\$ 5,000
General Repairs & Maintenance	\$ 5,000	\$ 200	\$ 1,250	\$ 1,450	\$ 15,000
Contingency	\$ 7,500	\$ 861	\$ 1,875	\$ 2,736	\$ 7,500
Subtotal Field Expenditures	\$ 191,000	\$ 69,600	\$ 31,529	\$ 101,129	\$ 292,250
Amenity Expenditures					
Amenity - Electric	\$ 14,400	\$ 4,069	\$ 3,600	\$ 7,669	\$ 14,400
Amenity - Water	\$ 3,500	\$ 1,287	\$ 900	\$ 2,187	\$ 4,000
Playground Lease	\$ 14,000	\$ 4,781	\$ 7,172	\$ 11,954	\$ 28,688
Internet	\$ 3,000	\$ 505	\$ 303	\$ 808	\$ 2,000
Pest Control	\$ 720	\$ 456	\$ -	\$ 456	\$ 600
Janitorial Services	\$ 8,500	\$ 2,004	\$ 1,650	\$ 3,654	\$ 7,500
Security Services	\$ 7,500	\$ 5,589	\$ -	\$ 5,589	\$ 34,000
Pool Maintenance	\$ 18,000	\$ 7,780	\$ 6,500	\$ 14,280	\$ 20,000
Amenity Access Management	\$ 5,000	\$ 1,667	\$ 1,250	\$ 2,917	\$ 5,000
Amenity Repairs & Maintenance	\$ 1,000	\$ 320	\$ 250	\$ 570	\$ 15,000
Contingency	\$ 7,500	\$ -	\$ 1,875	\$ 1,875	\$ 7,500
Subtotal Amenity Expenditures	\$ 83,120	\$ 28,456	\$ 23,500	\$ 51,957	\$ 138,688
<i>Total Operations & Maintenance</i>	\$ 274,120	\$ 98,057	\$ 55,029	\$ 153,086	\$ 430,938
<i>Other Expenditures</i>					
Capital Reserves	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 74,200
<i>Total Other Expenditures</i>	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 74,200
Total Expenditures	\$ 434,430	\$ 205,624	\$ 91,016	\$ 296,640	\$ 664,725
Excess Revenues/(Expenditures)	\$ -	\$ 182,359	\$ (29,632)	\$ 152,727	\$ -

Product	ERU's	Assessable Units	ERU/Unit	Net Total	Net Per Unit	Gross Per Unit
Phase 1 - Tax Roll	295.00	295	1.00	\$194,088.33	\$657.93	\$707.45
Phase 2 - Tax Roll	270.00	270	1.00	\$177,640.16	\$657.93	\$707.45
Phase 3 - Direct - Single Family	8.00	8	1.00	\$5,263.41	\$657.93	\$707.45
Phase 3 - Direct - Townhomes	225.00	300	0.75	\$148,033.47	\$493.44	\$530.59
Phase 4 - Direct	38.89	162	0.24	\$25,588.61	\$157.95	\$169.84
Phase 5 - Developer Contributions	111.04	532	0.21	\$73,052.96	\$137.32	\$147.65
Phase 6 - Developer Contributions	62.41	299	0.21	\$41,057.96	\$137.32	\$147.65
1010.33	1866			\$664,724.90		

North Powerline Road

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures relating to Phase 5 & 6 for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, KE Law PLLC, will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted Grau & Associates.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District. The District has contracted with Governmental Management Services – Central Florida LLC.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 bonds and two other anticipated bond issuances.

North Powerline Road

Community Development District

General Fund Budget

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 bonds and two other anticipated bond issuances. The District is contracted with Governmental Management Services – Central Florida LLC.

Trustee Fees

The District will incur trustee related costs with the issuance of its issued bonds with US Bank.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs with Governmental Management Services – Central Florida LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages with EGIS Insurance Advisors.

Copies

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

North Powerline Road

Community Development District

General Fund Budget

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverages.

Field Management

Represents the costs of contracting services with Governmental Management Services – Central Florida LLC to provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Prince & Sons, Inc. to provide these services.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Lake Maintenance

Represents the cost of contracting aquatic weed control services that maintain the lakes located within the District. The District is contracted with Aquagenix for this service.

North Powerline Road

Community Development District

General Fund Budget

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Playground Lease

The District has entered into a leasing agreement for playgrounds installed in the community.

Internet

Internet service for use at the Amenity Center.

North Powerline Road

Community Development District

General Fund Budget

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool contracted with Resort Pool Services.

Amenity Access Management

Represents the cost of managing and monitoring access to the District's amenity facilities with services from Governmental Management Services – Central Florida LLC.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenses:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

North Powerline Road
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Transfer In - General Fund	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 74,200
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Total Revenues	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 79,200
Expenditures					
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 79,200

North Powerline Road
Community Development District
Proposed Budget
Series 2020 Debt Service Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - Tax Roll	\$ 357,687	\$ 358,904	\$ -	\$ 358,904	\$ 711,117
Assessments - Direct Bill	\$ 356,049	\$ -	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ 356,148	\$ -	\$ 356,148	\$ -
Assessments - Prepayments	\$ -	\$ 21,501	\$ -	\$ 21,501	\$ -
Interest	\$ -	\$ 182	\$ -	\$ 182	\$ -
Carry Forward Surplus	\$ 232,926	\$ 589,814	\$ -	\$ 589,814	\$ 233,810
Total Revenues	\$ 946,662	\$ 1,326,550	\$ -	\$ 1,326,550	\$ 944,927
Expenditures					
Interest Expense - 11/1	\$ 232,922	\$ 232,922	\$ -	\$ 232,922	\$ 229,241
Principal Expense - 5/1	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	\$ 255,000
Special Call - 5/1	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -
Interest Expense - 5/1	\$ 232,922	\$ 232,922	\$ -	\$ 232,922	\$ 229,241
Total Expenditures	\$ 715,844	\$ 735,844	\$ -	\$ 735,844	\$ 713,481
Other Financing Uses					
Transfer Out	\$ -	\$ 356,896	\$ -	\$ 356,896	\$ -
Total Other Financing Uses	\$ -	\$ 356,896	\$ -	\$ 356,896	\$ -
Net Change in Fund Balance	\$ 230,818	\$ 233,810	\$ -	\$ 233,810	\$ 231,446

Interest Expense 11/1/23	\$ 225,894
Total	\$ 225,894

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 1	295	\$ 357,687	\$1,212	\$1,304
Single Family - Phase 2	270	\$ 353,431	\$1,309	\$1,408
	565	\$ 711,117		

North Powerline Road
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 12,415,000.00	\$ -	\$ 229,240.63	\$ 229,240.63
05/01/23	\$ 12,415,000.00	\$ 255,000.00	\$ 229,240.63	\$ -
11/01/23	\$ 12,160,000.00	\$ -	\$ 225,893.75	\$ 710,134.38
05/01/24	\$ 12,160,000.00	\$ 260,000.00	\$ 225,893.75	\$ -
11/01/24	\$ 11,900,000.00	\$ -	\$ 222,481.25	\$ 708,375.00
05/01/25	\$ 11,900,000.00	\$ 270,000.00	\$ 222,481.25	\$ -
11/01/25	\$ 11,630,000.00	\$ -	\$ 218,937.50	\$ 711,418.75
05/01/26	\$ 11,630,000.00	\$ 275,000.00	\$ 218,937.50	\$ -
11/01/26	\$ 11,355,000.00	\$ -	\$ 214,640.63	\$ 708,578.13
05/01/27	\$ 11,355,000.00	\$ 285,000.00	\$ 214,640.63	\$ -
11/01/27	\$ 11,070,000.00	\$ -	\$ 210,187.50	\$ 709,828.13
05/01/28	\$ 11,070,000.00	\$ 295,000.00	\$ 210,187.50	\$ -
11/01/28	\$ 10,775,000.00	\$ -	\$ 205,578.13	\$ 710,765.63
05/01/29	\$ 10,775,000.00	\$ 305,000.00	\$ 205,578.13	\$ -
11/01/29	\$ 10,470,000.00	\$ -	\$ 200,812.50	\$ 711,390.63
05/01/30	\$ 10,470,000.00	\$ 315,000.00	\$ 200,812.50	\$ -
11/01/30	\$ 10,155,000.00	\$ -	\$ 195,890.63	\$ 711,703.13
05/01/31	\$ 10,155,000.00	\$ 325,000.00	\$ 195,890.63	\$ -
11/01/31	\$ 9,830,000.00	\$ -	\$ 190,000.00	\$ 710,890.63
05/01/32	\$ 9,830,000.00	\$ 335,000.00	\$ 190,000.00	\$ -
11/01/32	\$ 9,495,000.00	\$ -	\$ 183,928.13	\$ 708,928.13
05/01/33	\$ 9,495,000.00	\$ 350,000.00	\$ 183,928.13	\$ -
11/01/33	\$ 9,145,000.00	\$ -	\$ 177,584.38	\$ 711,512.50
05/01/34	\$ 9,145,000.00	\$ 360,000.00	\$ 177,584.38	\$ -
11/01/34	\$ 8,785,000.00	\$ -	\$ 171,059.38	\$ 708,643.75
05/01/35	\$ 8,785,000.00	\$ 375,000.00	\$ 171,059.38	\$ -
11/01/35	\$ 8,410,000.00	\$ -	\$ 164,262.50	\$ 710,321.88
05/01/36	\$ 8,410,000.00	\$ 390,000.00	\$ 164,262.50	\$ -
11/01/36	\$ 8,020,000.00	\$ -	\$ 157,193.75	\$ 711,456.25
05/01/37	\$ 8,020,000.00	\$ 405,000.00	\$ 157,193.75	\$ -
11/01/37	\$ 7,615,000.00	\$ -	\$ 149,853.13	\$ 712,046.88
05/01/38	\$ 7,615,000.00	\$ 420,000.00	\$ 149,853.13	\$ -
11/01/38	\$ 7,195,000.00	\$ -	\$ 142,240.63	\$ 712,093.75
05/01/39	\$ 7,195,000.00	\$ 435,000.00	\$ 142,240.63	\$ -
11/01/39	\$ 6,760,000.00	\$ -	\$ 134,356.25	\$ 711,596.88
05/01/40	\$ 6,760,000.00	\$ 450,000.00	\$ 134,356.25	\$ -
11/01/40	\$ 6,310,000.00	\$ -	\$ 126,200.00	\$ 710,556.25
05/01/41	\$ 6,310,000.00	\$ 465,000.00	\$ 126,200.00	\$ -
11/01/41	\$ 5,845,000.00	\$ -	\$ 116,900.00	\$ 708,100.00
05/01/42	\$ 5,845,000.00	\$ 485,000.00	\$ 116,900.00	\$ -
11/01/42	\$ 5,360,000.00	\$ -	\$ 107,200.00	\$ 709,100.00
05/01/43	\$ 5,360,000.00	\$ 505,000.00	\$ 107,200.00	\$ -
11/01/43	\$ 4,855,000.00	\$ -	\$ 97,100.00	\$ 709,300.00
05/01/44	\$ 4,855,000.00	\$ 525,000.00	\$ 97,100.00	\$ -
11/01/44	\$ 4,330,000.00	\$ -	\$ 86,600.00	\$ 708,700.00
05/01/45	\$ 4,330,000.00	\$ 545,000.00	\$ 86,600.00	\$ -
11/01/45	\$ 3,785,000.00	\$ -	\$ 75,700.00	\$ 707,300.00
05/01/46	\$ 3,785,000.00	\$ 570,000.00	\$ 75,700.00	\$ -
11/01/46	\$ 3,215,000.00	\$ -	\$ 64,300.00	\$ 710,000.00
05/01/47	\$ 3,215,000.00	\$ 595,000.00	\$ 64,300.00	\$ -
11/01/47	\$ 2,620,000.00	\$ -	\$ 52,400.00	\$ 711,700.00
05/01/48	\$ 2,620,000.00	\$ 615,000.00	\$ 52,400.00	\$ -
11/01/48	\$ 2,005,000.00	\$ -	\$ 40,100.00	\$ 707,500.00
05/01/49	\$ 2,005,000.00	\$ 640,000.00	\$ 40,100.00	\$ -
11/01/49	\$ 1,365,000.00	\$ -	\$ 27,300.00	\$ 707,400.00
05/01/50	\$ 1,365,000.00	\$ 670,000.00	\$ 27,300.00	\$ -
11/01/50	\$ 695,000.00	\$ -	\$ 13,900.00	\$ 711,200.00
05/01/51	\$ 695,000.00	\$ 695,000.00	\$ 13,900.00	\$ 708,900.00
		\$ 12,415,000.00	\$ 8,403,681.25	\$ 20,818,681.25

North Powerline Road
Community Development District
Proposed Budget
Series 2022 Debt Service Fund

Description	Proposed Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 758,588
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 239,566
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 998,153
Expenditures					
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 239,566
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Interest Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 303,675
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 693,241
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ 998,153	\$ -	\$ 998,153	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 998,153	\$ -	\$ 998,153	\$ -
Net Change in Fund Balance	\$ -	\$ 998,153	\$ -	\$ 998,153	\$ 304,912

Interest Expense 11/1/23	\$ 300,113
Total	\$ 300,113

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 3	162	\$ 346,376	\$2,138	\$2,299
Townhomes - Phase 4	300	\$ 397,545	\$1,325	\$1,425
Single Family - Phase 4	8	\$ 14,666	\$1,833	\$1,971
	470	\$ 758,588		

North Powerline Road
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

Date		Balance		Principal		Interest		Total
11/01/22	\$	11,000,000.00	\$	-	\$	239,565.83	\$	239,565.83
05/01/23	\$	11,000,000.00	\$	150,000.00	\$	303,675.00	\$	-
11/01/23	\$	10,850,000.00	\$	-	\$	300,112.50	\$	753,787.50
05/01/24	\$	10,850,000.00	\$	160,000.00	\$	300,112.50	\$	-
11/01/24	\$	10,690,000.00	\$	-	\$	296,312.50	\$	756,425.00
05/01/25	\$	10,690,000.00	\$	170,000.00	\$	296,312.50	\$	-
11/01/25	\$	10,160,000.00	\$	-	\$	292,275.00	\$	758,587.50
05/01/26	\$	10,160,000.00	\$	175,000.00	\$	292,275.00	\$	-
11/01/26	\$	10,160,000.00	\$	-	\$	288,118.75	\$	755,393.75
05/01/27	\$	10,160,000.00	\$	185,000.00	\$	288,118.75	\$	-
11/01/27	\$	10,160,000.00	\$	-	\$	283,725.00	\$	756,843.75
05/01/28	\$	10,160,000.00	\$	195,000.00	\$	283,725.00	\$	-
11/01/28	\$	9,965,000.00	\$	-	\$	278,606.25	\$	757,331.25
05/01/29	\$	9,965,000.00	\$	205,000.00	\$	278,606.25	\$	-
11/01/29	\$	9,760,000.00	\$	-	\$	273,225.00	\$	756,831.25
05/01/30	\$	9,760,000.00	\$	215,000.00	\$	273,225.00	\$	-
11/01/30	\$	9,545,000.00	\$	-	\$	267,581.25	\$	755,806.25
05/01/31	\$	9,545,000.00	\$	225,000.00	\$	267,581.25	\$	-
11/01/31	\$	9,080,000.00	\$	-	\$	261,675.00	\$	754,256.25
05/01/32	\$	9,080,000.00	\$	240,000.00	\$	261,675.00	\$	-
11/01/32	\$	9,080,000.00	\$	-	\$	255,375.00	\$	757,050.00
05/01/33	\$	9,080,000.00	\$	255,000.00	\$	255,375.00	\$	-
11/01/33	\$	8,825,000.00	\$	-	\$	248,203.13	\$	758,578.13
05/01/34	\$	8,825,000.00	\$	265,000.00	\$	248,203.13	\$	-
11/01/34	\$	8,560,000.00	\$	-	\$	240,750.00	\$	753,953.13
05/01/35	\$	8,560,000.00	\$	285,000.00	\$	240,750.00	\$	-
11/01/35	\$	8,275,000.00	\$	-	\$	232,734.38	\$	758,484.38
05/01/36	\$	8,275,000.00	\$	300,000.00	\$	232,734.38	\$	-
11/01/36	\$	7,975,000.00	\$	-	\$	224,296.88	\$	757,031.25
05/01/37	\$	7,975,000.00	\$	315,000.00	\$	224,296.88	\$	-
11/01/37	\$	7,660,000.00	\$	-	\$	215,437.50	\$	754,734.38
05/01/38	\$	7,660,000.00	\$	335,000.00	\$	215,437.50	\$	-
11/01/38	\$	7,325,000.00	\$	-	\$	206,015.63	\$	756,453.13
05/01/39	\$	7,325,000.00	\$	355,000.00	\$	206,015.63	\$	-
11/01/39	\$	6,970,000.00	\$	-	\$	196,031.25	\$	757,046.88
05/01/40	\$	6,970,000.00	\$	375,000.00	\$	196,031.25	\$	-
11/01/40	\$	6,595,000.00	\$	-	\$	185,484.38	\$	756,515.63
05/01/41	\$	6,595,000.00	\$	395,000.00	\$	185,484.38	\$	-
11/01/41	\$	6,200,000.00	\$	-	\$	174,375.00	\$	754,859.38
05/01/42	\$	6,200,000.00	\$	420,000.00	\$	174,375.00	\$	-
11/01/42	\$	5,780,000.00	\$	-	\$	162,562.50	\$	756,937.50
05/01/43	\$	5,780,000.00	\$	445,000.00	\$	162,562.50	\$	-
11/01/43	\$	5,335,000.00	\$	-	\$	150,046.88	\$	757,609.38
05/01/44	\$	5,335,000.00	\$	470,000.00	\$	150,046.88	\$	-
11/01/44	\$	4,865,000.00	\$	-	\$	136,828.13	\$	756,875.00
05/01/45	\$	4,865,000.00	\$	495,000.00	\$	136,828.13	\$	-
11/01/45	\$	4,370,000.00	\$	-	\$	122,906.25	\$	754,734.38
05/01/46	\$	4,370,000.00	\$	525,000.00	\$	122,906.25	\$	-
11/01/46	\$	3,845,000.00	\$	-	\$	108,140.63	\$	756,046.88
05/01/47	\$	3,845,000.00	\$	555,000.00	\$	108,140.63	\$	-
11/01/47	\$	3,290,000.00	\$	-	\$	92,531.25	\$	755,671.88
05/01/48	\$	3,290,000.00	\$	585,000.00	\$	92,531.25	\$	-
11/01/48	\$	2,705,000.00	\$	-	\$	76,078.13	\$	753,609.38
05/01/49	\$	2,705,000.00	\$	620,000.00	\$	76,078.13	\$	-
11/01/49	\$	2,085,000.00	\$	-	\$	58,640.63	\$	754,718.75
05/01/50	\$	2,085,000.00	\$	655,000.00	\$	58,640.63	\$	-
11/01/50	\$	1,430,000.00	\$	-	\$	40,218.75	\$	753,859.38
05/01/51	\$	1,430,000.00	\$	695,000.00	\$	40,218.75	\$	-
11/01/51	\$	735,000.00	\$	-	\$	20,671.88	\$	755,890.63
05/01/52	\$	735,000.00	\$	735,000.00	\$	20,671.88	\$	755,671.88
		\$	11,000,000.00	\$	11,921,159.58	\$	22,921,159.58	

SECTION B

SECTION 1

RESOLUTION 2022-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT CONFIRMING A PRIOR DETERMINATION OF BENEFIT AND PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF DEBT SERVICE SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North Powerline Road Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, certain infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), the Board of Supervisors (“**Board**”) of the District has adopted its budgets, including its operations and maintenance budget and debt service budgets (together, “**Adopted Budget**”) attached hereto as **Exhibit “A”**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached hereto as **Exhibit “B,”** and, to the extent that the District determines it is in its best interest to use the Uniform Method for collection of any assessments, to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including any portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 25% due no later than October 1, 2022, 25% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 3. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 4. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 5. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 17th day of August, 2022.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: FY 2022/2023 Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

North Powerline Road
Community Development District

Proposed Budget
FY2023



Table of Contents

1-2	General Fund
3-7	General Fund Narrative
8	Capital Reserve Fund
9	Series 2020 Debt Service Fund
10	Series 2020 Amortization Schedule
11	Series 2022 Debt Service Fund
12	Series 2022 Amortization Schedule

North Powerline Road
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Assessments - Tax Roll	\$ 194,089	\$ 194,749	\$ -	\$ 194,749	\$ 371,728
Assessments - Direct Bill (Platted)	\$ 178,956	\$ 658	\$ -	\$ 658	\$ 153,297
Assessments - Direct Bill (Unplatted)	\$ 61,385	\$ -	\$ -	\$ -	\$ 25,589
Assessments - Lot Closings	\$ -	\$ 178,299	\$ 61,384	\$ 239,683	\$ -
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ 114,111
Boundary Amendment Contributions	\$ -	\$ 14,261	\$ -	\$ 14,261	\$ -
Interest	\$ -	\$ 16	\$ -	\$ 16	\$ -
Total Revenues	\$ 434,430	\$ 387,983	\$ 61,384	\$ 449,367	\$ 664,725

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 7,000	\$ 3,000	\$ 10,000	\$ 12,000
Engineering	\$ 20,000	\$ 2,485	\$ 5,000	\$ 7,485	\$ 20,000
Attorney	\$ 30,000	\$ 21,627	\$ 8,000	\$ 29,627	\$ 30,000
Annual Audit	\$ 5,500	\$ 4,600	\$ -	\$ 4,600	\$ 5,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 1,350	\$ 450	\$ -	\$ 450	\$ 1,350
Dissemination	\$ 7,000	\$ 3,850	\$ 1,500	\$ 5,350	\$ 7,000
Trustee Fees	\$ 10,650	\$ 4,041	\$ -	\$ 4,041	\$ 12,500
Management Fees	\$ 36,050	\$ 27,038	\$ 9,013	\$ 36,050	\$ 37,853
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ 300
Postage & Delivery	\$ 1,000	\$ 661	\$ 250	\$ 911	\$ 1,000
Insurance	\$ 6,000	\$ 5,570	\$ -	\$ 5,570	\$ 6,684
Copies	\$ 1,000	\$ 128	\$ 250	\$ 378	\$ 1,000
Legal Advertising	\$ 10,000	\$ 8,021	\$ 3,000	\$ 11,021	\$ 10,000
Other Current Charges	\$ 5,000	\$ 380	\$ 135	\$ 515	\$ 5,000
Boundary Amendment Expenses	\$ -	\$ 14,261	\$ -	\$ 14,261	\$ -
Office Supplies	\$ 625	\$ 31	\$ 15	\$ 46	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 600
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 155,310	\$ 107,567	\$ 30,988	\$ 138,555	\$ 159,587

North Powerline Road
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 5,000	\$ 5,948	\$ -	\$ 5,948	\$ 20,000
Field Management	\$ 15,000	\$ 8,125	\$ 3,750	\$ 11,875	\$ 15,750
Landscape Maintenance	\$ 80,000	\$ 20,818	\$ 8,971	\$ 29,790	\$ 95,000
Landscape Replacement	\$ 5,000	\$ 1,606	\$ 1,250	\$ 2,856	\$ 25,000
Lake Maintenance	\$ 12,000	\$ 3,098	\$ 3,531	\$ 6,629	\$ 21,600
Streetlights	\$ 48,000	\$ 23,923	\$ 7,526	\$ 31,449	\$ 75,000
Electric	\$ 3,600	\$ 4,814	\$ 1,500	\$ 6,314	\$ 7,500
Water & Sewer	\$ 2,400	\$ -	\$ -	\$ -	\$ 2,400
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 625	\$ 625	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 207	\$ 1,250	\$ 1,457	\$ 5,000
General Repairs & Maintenance	\$ 5,000	\$ 200	\$ 1,250	\$ 1,450	\$ 15,000
Contingency	\$ 7,500	\$ 861	\$ 1,875	\$ 2,736	\$ 7,500
Subtotal Field Expenditures	\$ 191,000	\$ 69,600	\$ 31,529	\$ 101,129	\$ 292,250
Amenity Expenditures					
Amenity - Electric	\$ 14,400	\$ 4,069	\$ 3,600	\$ 7,669	\$ 14,400
Amenity - Water	\$ 3,500	\$ 1,287	\$ 900	\$ 2,187	\$ 4,000
Playground Lease	\$ 14,000	\$ 4,781	\$ 7,172	\$ 11,954	\$ 28,688
Internet	\$ 3,000	\$ 505	\$ 303	\$ 808	\$ 2,000
Pest Control	\$ 720	\$ 456	\$ -	\$ 456	\$ 600
Janitorial Services	\$ 8,500	\$ 2,004	\$ 1,650	\$ 3,654	\$ 7,500
Security Services	\$ 7,500	\$ 5,589	\$ -	\$ 5,589	\$ 34,000
Pool Maintenance	\$ 18,000	\$ 7,780	\$ 6,500	\$ 14,280	\$ 20,000
Amenity Access Management	\$ 5,000	\$ 1,667	\$ 1,250	\$ 2,917	\$ 5,000
Amenity Repairs & Maintenance	\$ 1,000	\$ 320	\$ 250	\$ 570	\$ 15,000
Contingency	\$ 7,500	\$ -	\$ 1,875	\$ 1,875	\$ 7,500
Subtotal Amenity Expenditures	\$ 83,120	\$ 28,456	\$ 23,500	\$ 51,957	\$ 138,688
<i>Total Operations & Maintenance</i>	\$ 274,120	\$ 98,057	\$ 55,029	\$ 153,086	\$ 430,938
<i>Other Expenditures</i>					
Capital Reserves	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 74,200
<i>Total Other Expenditures</i>	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 74,200
Total Expenditures	\$ 434,430	\$ 205,624	\$ 91,016	\$ 296,640	\$ 664,725
Excess Revenues/(Expenditures)	\$ -	\$ 182,359	\$ (29,632)	\$ 152,727	\$ -

Product	ERU's	Assessable Units	ERU/Unit	Net Total	Net Per Unit	Gross Per Unit
Phase 1 - Tax Roll	295.00	295	1.00	\$194,088.33	\$657.93	\$707.45
Phase 2 - Tax Roll	270.00	270	1.00	\$177,640.16	\$657.93	\$707.45
Phase 3 - Direct - Single Family	8.00	8	1.00	\$5,263.41	\$657.93	\$707.45
Phase 3 - Direct - Townhomes	225.00	300	0.75	\$148,033.47	\$493.44	\$530.59
Phase 4 - Direct	38.89	162	0.24	\$25,588.61	\$157.95	\$169.84
Phase 5 - Developer Contributions	111.04	532	0.21	\$73,052.96	\$137.32	\$147.65
Phase 6 - Developer Contributions	62.41	299	0.21	\$41,057.96	\$137.32	\$147.65
1010.33	1866			\$664,724.90		

North Powerline Road

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures relating to Phase 5 & 6 for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, KE Law PLLC, will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted Grau & Associates.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District. The District has contracted with Governmental Management Services – Central Florida LLC.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 bonds and two other anticipated bond issuances.

North Powerline Road

Community Development District

General Fund Budget

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 bonds and two other anticipated bond issuances. The District is contracted with Governmental Management Services – Central Florida LLC.

Trustee Fees

The District will incur trustee related costs with the issuance of its issued bonds with US Bank.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs with Governmental Management Services – Central Florida LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages with EGIS Insurance Advisors.

Copies

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

North Powerline Road

Community Development District

General Fund Budget

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverages.

Field Management

Represents the costs of contracting services with Governmental Management Services – Central Florida LLC to provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Prince & Sons, Inc. to provide these services.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Lake Maintenance

Represents the cost of contracting aquatic weed control services that maintain the lakes located within the District. The District is contracted with Aquagenix for this service.

North Powerline Road

Community Development District

General Fund Budget

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Playground Lease

The District has entered into a leasing agreement for playgrounds installed in the community.

Internet

Internet service for use at the Amenity Center.

North Powerline Road

Community Development District

General Fund Budget

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool contracted with Resort Pool Services.

Amenity Access Management

Represents the cost of managing and monitoring access to the District's amenity facilities with services from Governmental Management Services – Central Florida LLC.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenses:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

North Powerline Road
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Transfer In - General Fund	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 74,200
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Total Revenues	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 79,200
Expenditures					
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 79,200

North Powerline Road
Community Development District
Proposed Budget
Series 2020 Debt Service Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - Tax Roll	\$ 357,687	\$ 358,904	\$ -	\$ 358,904	\$ 711,117
Assessments - Direct Bill	\$ 356,049	\$ -	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ 356,148	\$ -	\$ 356,148	\$ -
Assessments - Prepayments	\$ -	\$ 21,501	\$ -	\$ 21,501	\$ -
Interest	\$ -	\$ 182	\$ -	\$ 182	\$ -
Carry Forward Surplus	\$ 232,926	\$ 589,814	\$ -	\$ 589,814	\$ 233,810
Total Revenues	\$ 946,662	\$ 1,326,550	\$ -	\$ 1,326,550	\$ 944,927
Expenditures					
Interest Expense - 11/1	\$ 232,922	\$ 232,922	\$ -	\$ 232,922	\$ 229,241
Principal Expense - 5/1	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	\$ 255,000
Special Call - 5/1	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -
Interest Expense - 5/1	\$ 232,922	\$ 232,922	\$ -	\$ 232,922	\$ 229,241
Total Expenditures	\$ 715,844	\$ 735,844	\$ -	\$ 735,844	\$ 713,481
Other Financing Uses					
Transfer Out	\$ -	\$ 356,896	\$ -	\$ 356,896	\$ -
Total Other Financing Uses	\$ -	\$ 356,896	\$ -	\$ 356,896	\$ -
Net Change in Fund Balance	\$ 230,818	\$ 233,810	\$ -	\$ 233,810	\$ 231,446

Interest Expense 11/1/23	\$ 225,894
Total	\$ 225,894

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 1	295	\$ 357,687	\$1,212	\$1,304
Single Family - Phase 2	270	\$ 353,431	\$1,309	\$1,408
	565	\$ 711,117		

North Powerline Road
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 12,415,000.00	\$ -	\$ 229,240.63	\$ 229,240.63
05/01/23	\$ 12,415,000.00	\$ 255,000.00	\$ 229,240.63	\$ -
11/01/23	\$ 12,160,000.00	\$ -	\$ 225,893.75	\$ 710,134.38
05/01/24	\$ 12,160,000.00	\$ 260,000.00	\$ 225,893.75	\$ -
11/01/24	\$ 11,900,000.00	\$ -	\$ 222,481.25	\$ 708,375.00
05/01/25	\$ 11,900,000.00	\$ 270,000.00	\$ 222,481.25	\$ -
11/01/25	\$ 11,630,000.00	\$ -	\$ 218,937.50	\$ 711,418.75
05/01/26	\$ 11,630,000.00	\$ 275,000.00	\$ 218,937.50	\$ -
11/01/26	\$ 11,355,000.00	\$ -	\$ 214,640.63	\$ 708,578.13
05/01/27	\$ 11,355,000.00	\$ 285,000.00	\$ 214,640.63	\$ -
11/01/27	\$ 11,070,000.00	\$ -	\$ 210,187.50	\$ 709,828.13
05/01/28	\$ 11,070,000.00	\$ 295,000.00	\$ 210,187.50	\$ -
11/01/28	\$ 10,775,000.00	\$ -	\$ 205,578.13	\$ 710,765.63
05/01/29	\$ 10,775,000.00	\$ 305,000.00	\$ 205,578.13	\$ -
11/01/29	\$ 10,470,000.00	\$ -	\$ 200,812.50	\$ 711,390.63
05/01/30	\$ 10,470,000.00	\$ 315,000.00	\$ 200,812.50	\$ -
11/01/30	\$ 10,155,000.00	\$ -	\$ 195,890.63	\$ 711,703.13
05/01/31	\$ 10,155,000.00	\$ 325,000.00	\$ 195,890.63	\$ -
11/01/31	\$ 9,830,000.00	\$ -	\$ 190,000.00	\$ 710,890.63
05/01/32	\$ 9,830,000.00	\$ 335,000.00	\$ 190,000.00	\$ -
11/01/32	\$ 9,495,000.00	\$ -	\$ 183,928.13	\$ 708,928.13
05/01/33	\$ 9,495,000.00	\$ 350,000.00	\$ 183,928.13	\$ -
11/01/33	\$ 9,145,000.00	\$ -	\$ 177,584.38	\$ 711,512.50
05/01/34	\$ 9,145,000.00	\$ 360,000.00	\$ 177,584.38	\$ -
11/01/34	\$ 8,785,000.00	\$ -	\$ 171,059.38	\$ 708,643.75
05/01/35	\$ 8,785,000.00	\$ 375,000.00	\$ 171,059.38	\$ -
11/01/35	\$ 8,410,000.00	\$ -	\$ 164,262.50	\$ 710,321.88
05/01/36	\$ 8,410,000.00	\$ 390,000.00	\$ 164,262.50	\$ -
11/01/36	\$ 8,020,000.00	\$ -	\$ 157,193.75	\$ 711,456.25
05/01/37	\$ 8,020,000.00	\$ 405,000.00	\$ 157,193.75	\$ -
11/01/37	\$ 7,615,000.00	\$ -	\$ 149,853.13	\$ 712,046.88
05/01/38	\$ 7,615,000.00	\$ 420,000.00	\$ 149,853.13	\$ -
11/01/38	\$ 7,195,000.00	\$ -	\$ 142,240.63	\$ 712,093.75
05/01/39	\$ 7,195,000.00	\$ 435,000.00	\$ 142,240.63	\$ -
11/01/39	\$ 6,760,000.00	\$ -	\$ 134,356.25	\$ 711,596.88
05/01/40	\$ 6,760,000.00	\$ 450,000.00	\$ 134,356.25	\$ -
11/01/40	\$ 6,310,000.00	\$ -	\$ 126,200.00	\$ 710,556.25
05/01/41	\$ 6,310,000.00	\$ 465,000.00	\$ 126,200.00	\$ -
11/01/41	\$ 5,845,000.00	\$ -	\$ 116,900.00	\$ 708,100.00
05/01/42	\$ 5,845,000.00	\$ 485,000.00	\$ 116,900.00	\$ -
11/01/42	\$ 5,360,000.00	\$ -	\$ 107,200.00	\$ 709,100.00
05/01/43	\$ 5,360,000.00	\$ 505,000.00	\$ 107,200.00	\$ -
11/01/43	\$ 4,855,000.00	\$ -	\$ 97,100.00	\$ 709,300.00
05/01/44	\$ 4,855,000.00	\$ 525,000.00	\$ 97,100.00	\$ -
11/01/44	\$ 4,330,000.00	\$ -	\$ 86,600.00	\$ 708,700.00
05/01/45	\$ 4,330,000.00	\$ 545,000.00	\$ 86,600.00	\$ -
11/01/45	\$ 3,785,000.00	\$ -	\$ 75,700.00	\$ 707,300.00
05/01/46	\$ 3,785,000.00	\$ 570,000.00	\$ 75,700.00	\$ -
11/01/46	\$ 3,215,000.00	\$ -	\$ 64,300.00	\$ 710,000.00
05/01/47	\$ 3,215,000.00	\$ 595,000.00	\$ 64,300.00	\$ -
11/01/47	\$ 2,620,000.00	\$ -	\$ 52,400.00	\$ 711,700.00
05/01/48	\$ 2,620,000.00	\$ 615,000.00	\$ 52,400.00	\$ -
11/01/48	\$ 2,005,000.00	\$ -	\$ 40,100.00	\$ 707,500.00
05/01/49	\$ 2,005,000.00	\$ 640,000.00	\$ 40,100.00	\$ -
11/01/49	\$ 1,365,000.00	\$ -	\$ 27,300.00	\$ 707,400.00
05/01/50	\$ 1,365,000.00	\$ 670,000.00	\$ 27,300.00	\$ -
11/01/50	\$ 695,000.00	\$ -	\$ 13,900.00	\$ 711,200.00
05/01/51	\$ 695,000.00	\$ 695,000.00	\$ 13,900.00	\$ 708,900.00
		\$ 12,415,000.00	\$ 8,403,681.25	\$ 20,818,681.25

North Powerline Road
Community Development District
Proposed Budget
Series 2022 Debt Service Fund

Description	Proposed Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 758,588
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 239,566
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 998,153
Expenditures					
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 239,566
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Interest Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 303,675
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 693,241
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ 998,153	\$ -	\$ 998,153	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 998,153	\$ -	\$ 998,153	\$ -
Net Change in Fund Balance	\$ -	\$ 998,153	\$ -	\$ 998,153	\$ 304,912

Interest Expense 11/1/23	\$ 300,113
Total	\$ 300,113

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 3	162	\$ 346,376	\$2,138	\$2,299
Townhomes - Phase 4	300	\$ 397,545	\$1,325	\$1,425
Single Family - Phase 4	8	\$ 14,666	\$1,833	\$1,971
	470	\$ 758,588		

North Powerline Road
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

Date		Balance		Principal		Interest		Total
11/01/22	\$	11,000,000.00	\$	-	\$	239,565.83	\$	239,565.83
05/01/23	\$	11,000,000.00	\$	150,000.00	\$	303,675.00	\$	-
11/01/23	\$	10,850,000.00	\$	-	\$	300,112.50	\$	753,787.50
05/01/24	\$	10,850,000.00	\$	160,000.00	\$	300,112.50	\$	-
11/01/24	\$	10,690,000.00	\$	-	\$	296,312.50	\$	756,425.00
05/01/25	\$	10,690,000.00	\$	170,000.00	\$	296,312.50	\$	-
11/01/25	\$	10,160,000.00	\$	-	\$	292,275.00	\$	758,587.50
05/01/26	\$	10,160,000.00	\$	175,000.00	\$	292,275.00	\$	-
11/01/26	\$	10,160,000.00	\$	-	\$	288,118.75	\$	755,393.75
05/01/27	\$	10,160,000.00	\$	185,000.00	\$	288,118.75	\$	-
11/01/27	\$	10,160,000.00	\$	-	\$	283,725.00	\$	756,843.75
05/01/28	\$	10,160,000.00	\$	195,000.00	\$	283,725.00	\$	-
11/01/28	\$	9,965,000.00	\$	-	\$	278,606.25	\$	757,331.25
05/01/29	\$	9,965,000.00	\$	205,000.00	\$	278,606.25	\$	-
11/01/29	\$	9,760,000.00	\$	-	\$	273,225.00	\$	756,831.25
05/01/30	\$	9,760,000.00	\$	215,000.00	\$	273,225.00	\$	-
11/01/30	\$	9,545,000.00	\$	-	\$	267,581.25	\$	755,806.25
05/01/31	\$	9,545,000.00	\$	225,000.00	\$	267,581.25	\$	-
11/01/31	\$	9,080,000.00	\$	-	\$	261,675.00	\$	754,256.25
05/01/32	\$	9,080,000.00	\$	240,000.00	\$	261,675.00	\$	-
11/01/32	\$	9,080,000.00	\$	-	\$	255,375.00	\$	757,050.00
05/01/33	\$	9,080,000.00	\$	255,000.00	\$	255,375.00	\$	-
11/01/33	\$	8,825,000.00	\$	-	\$	248,203.13	\$	758,578.13
05/01/34	\$	8,825,000.00	\$	265,000.00	\$	248,203.13	\$	-
11/01/34	\$	8,560,000.00	\$	-	\$	240,750.00	\$	753,953.13
05/01/35	\$	8,560,000.00	\$	285,000.00	\$	240,750.00	\$	-
11/01/35	\$	8,275,000.00	\$	-	\$	232,734.38	\$	758,484.38
05/01/36	\$	8,275,000.00	\$	300,000.00	\$	232,734.38	\$	-
11/01/36	\$	7,975,000.00	\$	-	\$	224,296.88	\$	757,031.25
05/01/37	\$	7,975,000.00	\$	315,000.00	\$	224,296.88	\$	-
11/01/37	\$	7,660,000.00	\$	-	\$	215,437.50	\$	754,734.38
05/01/38	\$	7,660,000.00	\$	335,000.00	\$	215,437.50	\$	-
11/01/38	\$	7,325,000.00	\$	-	\$	206,015.63	\$	756,453.13
05/01/39	\$	7,325,000.00	\$	355,000.00	\$	206,015.63	\$	-
11/01/39	\$	6,970,000.00	\$	-	\$	196,031.25	\$	757,046.88
05/01/40	\$	6,970,000.00	\$	375,000.00	\$	196,031.25	\$	-
11/01/40	\$	6,595,000.00	\$	-	\$	185,484.38	\$	756,515.63
05/01/41	\$	6,595,000.00	\$	395,000.00	\$	185,484.38	\$	-
11/01/41	\$	6,200,000.00	\$	-	\$	174,375.00	\$	754,859.38
05/01/42	\$	6,200,000.00	\$	420,000.00	\$	174,375.00	\$	-
11/01/42	\$	5,780,000.00	\$	-	\$	162,562.50	\$	756,937.50
05/01/43	\$	5,780,000.00	\$	445,000.00	\$	162,562.50	\$	-
11/01/43	\$	5,335,000.00	\$	-	\$	150,046.88	\$	757,609.38
05/01/44	\$	5,335,000.00	\$	470,000.00	\$	150,046.88	\$	-
11/01/44	\$	4,865,000.00	\$	-	\$	136,828.13	\$	756,875.00
05/01/45	\$	4,865,000.00	\$	495,000.00	\$	136,828.13	\$	-
11/01/45	\$	4,370,000.00	\$	-	\$	122,906.25	\$	754,734.38
05/01/46	\$	4,370,000.00	\$	525,000.00	\$	122,906.25	\$	-
11/01/46	\$	3,845,000.00	\$	-	\$	108,140.63	\$	756,046.88
05/01/47	\$	3,845,000.00	\$	555,000.00	\$	108,140.63	\$	-
11/01/47	\$	3,290,000.00	\$	-	\$	92,531.25	\$	755,671.88
05/01/48	\$	3,290,000.00	\$	585,000.00	\$	92,531.25	\$	-
11/01/48	\$	2,705,000.00	\$	-	\$	76,078.13	\$	753,609.38
05/01/49	\$	2,705,000.00	\$	620,000.00	\$	76,078.13	\$	-
11/01/49	\$	2,085,000.00	\$	-	\$	58,640.63	\$	754,718.75
05/01/50	\$	2,085,000.00	\$	655,000.00	\$	58,640.63	\$	-
11/01/50	\$	1,430,000.00	\$	-	\$	40,218.75	\$	753,859.38
05/01/51	\$	1,430,000.00	\$	695,000.00	\$	40,218.75	\$	-
11/01/51	\$	735,000.00	\$	-	\$	20,671.88	\$	755,890.63
05/01/52	\$	735,000.00	\$	735,000.00	\$	20,671.88	\$	755,671.88
		\$	11,000,000.00	\$	11,921,159.58	\$	22,921,159.58	

North Powerline Road CDD
FY 23 Assessment Roll

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Page 8 of 13

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PARCEL ID	PROP DSCR1	UNITS	FY 23 O&M	SERIES 2020 DEBT	SERIES 2022 DEBT	TOTAL
272703721523002670	BELLA VITA PHASE 1B-2 AND 2 PB 188 PG 8-17	1	\$707.45	\$1,407.92		\$2,115.37
272703721523002680	BELLA VITA PHASE 1B-2 AND 2 PB 188 PG 8-17	1	\$707.45	\$1,407.92		\$2,115.37
272703721523002690	BELLA VITA PHASE 1B-2 AND 2 PB 188 PG 8-17	1	\$707.45	\$1,407.92		\$2,115.37
272703721523002700	BELLA VITA PHASE 1B-2 AND 2 PB 188 PG 8-17	1	\$707.45	\$1,407.92		\$2,115.37
272703721523002710	BELLA VITA PHASE 1B-2 AND 2 PB 188 PG 8-17	1	\$707.45	\$1,407.92		\$2,115.37
272703721523002720	BELLA VITA PHASE 1B-2 AND 2 PB 188 PG 8-17	1	\$707.45	\$1,407.92		\$2,115.37
Total Gross Assessments on Roll		565	\$399,709.25	\$764,747.60	\$0.00	\$1,164,456.85
Total Net Assessments on Roll			\$371,729.60	\$711,215.27	\$0.00	\$1,082,944.87
Direct Billing		Acres				
272702713000030200	FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63	21.59	\$32,346.28		\$137,171.61	\$169,517.89
272702713000030211	FLA DEVELOPMENT CO SUB PB 3 PG 60	31.54	\$47,253.43		\$200,388.72	\$247,642.16
272710730000012000	FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63	13.23	\$19,814.68		\$84,028.57	\$103,843.25
272710733500006011	DRUID HILLS UNIT 1 PB 15 PG 19 BLK 6 W 45 FT	0.32	\$483.17		\$2,049.00	\$2,532.17
272710730000020500	FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63	9.59	\$14,367.05		\$60,926.69	\$75,293.74
272710730000012200	***DEED APPEARS IN ERROR***	9.67	\$14,483.46		\$61,420.35	\$75,903.81
272702713000040170	FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63	9.44	\$14,142.92		\$59,976.21	\$74,119.12
272702713000040310	FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63	9.45	\$14,162.99		\$60,061.34	\$74,224.34
272703713500020070	FLA DEVELOPMENT CO SUB PB 3 PGS 60 TO 63	9.66	\$14,472.37		\$61,373.34	\$75,845.71
272710730000011202	FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63	7.41	\$11,098.26		\$47,064.67	\$58,162.93
272710730000010901	FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63	5.48	\$8,211.22		\$34,821.51	\$43,032.73
272710730000010904	FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63	0.54	\$811.58		\$3,441.68	\$4,253.26
272703721523002740	BELLA VITA PHASE 1B-2 AND 2 PB 188 PG 8-17	0.47	\$703.26		\$2,982.32	\$3,685.58
Gross Direct Billing		128.39	\$192,350.68	\$0.00	\$815,706.00	\$1,008,056.68
Net Direct Billing			\$178,886.13	\$0.00	\$758,606.58	\$937,492.71
Total Gross Assessments			\$592,059.93	\$764,747.60	\$815,706.00	\$2,172,513.53
Total Net Assessments			\$550,615.73	\$711,215.27	\$758,606.58	\$2,020,437.58

SECTION V

RESOLUTION 2022-16

**A RESOLUTION OF THE NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING DATES, TIME AND LOCATION FOR
REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS OF THE DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE.**

WHEREAS, the North Powerline Road Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Davenport, Florida and unincorporated Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT:**

1. Regular meetings of the District’s Board shall be held as provided on the schedule attached hereto as **Exhibit A**.
2. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file annually, with Polk County, a schedule of the District’s regular meetings.
3. This Resolution shall take effect immediately upon adoption.

Adopted this 17th day of August, 2022.

ATTEST:

**NORTH POWERLINE ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023

The Board of Supervisors of the North Powerline Road Community Development District will hold their regular meetings for Fiscal Year 2022/2023 on the 1st Tuesday of each month, at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, at 10:30 a.m., unless otherwise indicated as follows:

October 4, 2022
November 1, 2022
December 6, 2022
January 3, 2023
February 7, 2023
March 7, 2023
April 4, 2023
May 2, 2023
June 6, 2023
July 4, 2023
August 1, 2023
September 5, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION VI

RESOLUTION 2022-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNERS' ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, North Powerline Road Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Polk County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT:

1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS. The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Rennie Heath	November 2022
2	Kevin Chinoy	November 2022
3	Lauren Schwenk	November 2024
4	Andrew Rhinehart	November 2024
5	Daniel Arnette	November 2022

This year, Seat 1, currently held by Rennie Heath, Seat 2, currently held by Kevin Chinoy, and Seat 5, currently held by Daniel Arnette, are subject to election by landowners in November 2022. The two candidates receiving the highest number of votes shall be elected to serve for a 4-year period, and the remaining candidate elected shall serve for a 2-year period. The term of office for each successful candidate shall commence upon election.

2. LANDOWNERS' ELECTION. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on Thursday the 17th day of November, 2022, at 11:00 a.m., and located at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880.

3. PUBLICATION. The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida*

Statutes.

4. FORMS. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its August 17, 2022 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at 346 E. Central Avenue, Winter Haven, Florida 33880, or at the office of the District Manager, Governmental Management Services – Central Florida, LLC, located at 219 E. Livingston Street, Orlando, Florida 32801.

5. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 17th day of August 2022.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Sample Election Documents

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within North Powerline Road Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing 271.64 acres, more or less, generally located north of North Blvd. East and east of Hwy 17-92 partially within unincorporated Polk County, Florida, and partially within the City of Davenport, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: Thursday, November 17, 2022
TIME: 11:00 AM
PLACE: Holiday Inn Winter Haven
200 Cypress Gardens Blvd.
Winter Haven, Florida 33880

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida, LLC, located at 219 East Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors or staff will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Jill Burns
District Manager

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: Thursday, November 17, 2022

TIME: 11:00 AM

LOCATION: Holiday Inn Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected to serve for a 4-year period, and the remaining candidate elected shall serve for a 2-year period. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – THURSDAY, NOVEMBER 17, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the North Powerline Road Community Development District to be held at the Holiday Inn Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, on Thursday, November 17, 2022, at 11:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2021), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA**

LANDOWNERS' MEETING – THURSDAY, NOVEMBER 17, 2022

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the North Powerline Road Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES

Date: _____

Signed: _____

Printed Name: _____

SECTION VII

**Arbitrage Rebate Computation
Proposal For
North Powerline Road
Community Development District
(Polk County, Florida)
\$11,000,000
Special Assessment Bonds, Series 2022**





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

June 15, 2022

North Powerline Road Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Governmental Management Services-CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$11,000,000 North Powerline Road Community Development District (Polk County, Florida),
Special Assessment Bonds, Series 2022

To Whom It May Concern:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced North Powerline Road Community Development District (the "District") Series 2022 bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 6,900 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to the Town of Palm Beach and Broward County in Florida. Nationally, we are rebate consultants for the City of Lubbock (TX), the City of Tulsa (OK) and the States of Connecticut, New Jersey, Montana, West Virginia, Vermont, Mississippi and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of June 9th, based upon the anniversary date of the Bonds in June 2022.

Proposal

We are proposing rebate computation services based on the following:

- \$11,000,000 Series 2022 Special Assessment Bonds;
- Fixed Rate Debt; and
- Acquisition & Construction, Capitalized Interest, Cost of Issuance and Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2022 Bonds is \$450 per year and will encompass all activity from June 9, 2022, the date of the closing, through June 9, 2027, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee – \$12,685,000 Series 2020 Special Assessment Bonds

Report Date	Type of Report	Period Covered	Fee
May 31, 2023	Rebate and Opinion	Closing – May 31, 2023	\$ 450
May 31, 2024	Rebate and Opinion	Closing – May 31, 2024	\$ 450
May 31, 2025	Rebate and Opinion	Closing – May 31, 2025	\$ 450
May 31, 2026	Rebate and Opinion	Closing – May 31, 2026	\$ 450
June 9, 2027	Rebate and Opinion	Closing – June 9, 2027	\$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from June 9, 2022, the date of the closing, through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2022.

North Powerline Road
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation



By: _____

By: Michael J. Scarfo
Senior Vice President

SECTION VIII

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



Grau & Associates

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
North Powerline Road Community Development District
Polk County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of North Powerline Road Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year ended September 30, 2021 then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 7, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 7, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of North Powerline Road Community Development District, Polk County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$2,450,816.
- The change in the District's total net position in comparison with the prior fiscal year was \$2,430,196, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balance of \$708,748, an increase of \$4,834,033 in comparison with the prior fiscal year. The fund balance is restricted for debt service, non-spendable for prepaids and unassigned deficit fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions and assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2021	2020 (Restated)
Current and other assets	\$ 1,574,528	\$ 44,928
Capital assets, net of depreciation	14,717,298	4,459,936
Total assets	16,291,826	4,504,864
Current liabilities	1,059,882	4,164,832
Long-term liabilities	12,781,128	319,412
Total liabilities	13,841,010	4,484,244
Net position		
Net investment in capital assets	1,936,170	4,131,939
Restricted	752,612	-
Unrestricted	(237,966)	(4,111,319)
Total net position	\$ 2,450,816	\$ 20,620

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2021	2020 (Restated)
Revenues:		
Program revenues		
Charges for services	\$ 301,886	\$ -
Operating grants and contributions	86,426	131,422
Capital grants and contributions	3,001,926	-
General revenues		
Investment earnings	6	3
Total revenues	3,390,244	131,425
Expenses:		
General government	124,698	129,627
Maintenance and operations	9,791	-
Bond issue costs	456,925	-
Interest	368,634	-
Total expenses	960,048	129,627
Change in net position	2,430,196	1,798
Net position - beginning, as previously stated	20,620	10,237
Prior period adjustment (Note 11)	-	8,585
Net position - beginning, as restated	20,620	18,822
Net position - ending	\$ 2,450,816	\$ 20,620

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$960,048. The costs of the District's activities were primarily funded by program revenues which were comprised of Developer contributions and assessments. The majority of the change in expenses results from bond issuance costs and interest expense.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$14,717,298 invested in capital assets. In the government-wide financial statements, no depreciation has been taken, as the infrastructure is under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had \$12,685,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates the continuation of the infrastructure improvement project for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will continue to increase.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

If you have questions about this report or need additional financial information, contact the North Powerline Road Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida, 32801.

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 33,167
Due from Developer	700,274
Prepaid items	10,570
Restricted assets:	
Investments	830,517
Capital assets:	
Nondepreciable	14,717,298
Total assets	<u>16,291,826</u>
LIABILITIES	
Accounts payable	509,758
Accrued expense	4,911
Contracts and retainage payable	351,111
Accrued interest payable	194,102
Non-current liabilities:	
Due within one year	250,000
Due in more than one year	12,531,128
Total liabilities	<u>13,841,010</u>
NET POSITION	
Net investment in capital assets	1,936,170
Restricted for debt service	752,612
Unrestricted	(237,966)
Total net position	<u>\$ 2,450,816</u>

See notes to the financial statements

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 124,698	\$ -	\$ 86,389	\$ -	\$ (38,309)
Maintenance and operations	9,791	68,978	-	3,001,926	3,061,113
Interest on long-term debt	368,634	232,908	37	-	(135,689)
Bond issue costs	456,925	-	-	-	(456,925)
Total governmental activities	960,048	301,886	86,426	3,001,926	2,430,190
General revenues:					
Investment earnings					6
Total general revenues					6
Change in net position					2,430,196
Net position - beginning , as restated (Note 11)					20,620
Net position - ending					<u>\$ 2,450,816</u>

See notes to the financial statements

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 33,167	\$ -	\$ -	\$ 33,167
Investments	-	830,511	6	830,517
Due from Developer	4,877	116,203	579,194	700,274
Prepaid items	10,570	-	-	10,570
Due from other funds	-	-	1,000	1,000
Total assets	<u>\$ 48,614</u>	<u>\$ 946,714</u>	<u>\$ 580,200</u>	<u>\$ 1,575,528</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 9,784	\$ -	\$ 499,974	\$ 509,758
Accrued expense	4,911	-	-	4,911
Contracts and retainage payable	-	-	351,111	351,111
Due to other funds	1,000	-	-	1,000
Total liabilities	<u>15,695</u>	<u>-</u>	<u>851,085</u>	<u>866,780</u>
Fund balances:				
Nonspendable:				
Prepaid items	10,570	-	-	10,570
Restricted for:				
Debt service	-	946,714	-	946,714
Unassigned	22,349	-	(270,885)	(248,536)
Total fund balances	<u>32,919</u>	<u>946,714</u>	<u>(270,885)</u>	<u>708,748</u>
Total liabilities and fund balances	<u>\$ 48,614</u>	<u>\$ 946,714</u>	<u>\$ 580,200</u>	<u>\$ 1,575,528</u>

See notes to the financial statements

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

Fund balance - governmental funds	\$	708,748
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	14,717,298	
Accumulated depreciation	-	14,717,298

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(194,102)	
Bonds payable	(12,781,128)	(12,975,230)

Net position of governmental activities	\$	2,450,816
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See notes to the financial statements

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Special assessments	\$ 68,978	\$ 232,908	\$ -	\$ 301,886
Developer contributions	91,770	-	3,001,785	3,093,555
Interest earnings	6	37	141	184
Total revenues	160,754	232,945	3,001,926	3,395,625
EXPENDITURES				
Current:				
General government	124,698	-	-	124,698
Maintenance and operations	9,791	-	-	9,791
Debt service:				
Interest	-	177,279	-	177,279
Developer advance repayment	-	-	319,412	319,412
Bond issuance costs	-	-	456,925	456,925
Capital outlay	-	-	10,257,362	10,257,362
Total expenditures	134,489	177,279	11,033,699	11,345,467
Excess (deficiency) of revenues over (under) expenditures	26,265	55,666	(8,031,773)	(7,949,842)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	(31)	31	-
Original issue premium	-	-	98,875	98,875
Bond issuance	-	891,079	11,793,921	12,685,000
Total other financing sources (uses)	-	891,048	11,892,827	12,783,875
Net change in fund balances	26,265	946,714	3,861,054	4,834,033
Fund balances - beginning	6,654	-	(4,131,939)	(4,125,285)
Fund balances - ending	\$ 32,919	\$ 946,714	\$ (270,885)	\$ 708,748

See notes to the financial statements

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$ 4,834,033
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	10,257,362
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	319,412
Revenues that were unavailable in the prior year were recorded in the governmental funds in the current fiscal year.	(5,381)
Governmental funds report bond proceeds as financial resources, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(12,685,000)
In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	(98,875)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	2,747
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	(194,102)
Change in net position of governmental activities	<u>\$ 2,430,196</u>

See notes to the financial statements

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

North Powerline Road Community Development District (the "District") was established by the Board of County Commissioners of Polk County's approval of Ordinance No. 18-036 effective on June 5, 2018 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2021, all of the Board members are affiliated with JMBI Real Estate, LLC ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure and for the accumulation of reserves for future capital projects within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2021:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligation Fd Cl Y	\$ 830,517	S&P AAAm	Weighted average of the fund portfolio: 13 days
	<u>\$ 830,517</u>		

Custodial credit risk – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk.

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 4,459,936	\$ 10,257,362	\$ -	\$ 14,717,298
Total capital assets, not being depreciated	4,459,936	10,257,362	-	14,717,298
 Governmental activities capital assets, net	 \$ 4,459,936	 \$ 10,257,362	 \$ -	 \$ 14,717,298

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$19.4 million. The infrastructure will include roadways, potable water and wastewater systems, and land improvements. In addition, the project will include irrigation, parks, and recreational facilities that will be constructed and operated by others. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. During the current fiscal year the Developer contributed \$3,001,785 to the Capital Projects Fund and owed the District \$579,194. Upon completion, the potable and wastewater systems are to be conveyed to others for ownership and maintenance responsibilities.

NOTE 6 – LONG-TERM LIABILITIES

Series 2020

During December 2020, the District issued \$12,685,000 of Special Assessment Bonds, Series 2020 consisting of Term Bonds due ranging from May 1, 2025 to May 1, 2051 and fixed interest rates ranging from 2.625% to 4.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2021 and the principal on the bonds is to be paid serially commencing May 1, 2022 through May 1, 2051.

The Series 2020 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and at the redemption prices more fully described in the Redemption Provisions as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance (Restated)	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2020	\$ -	\$ 12,685,000	\$ -	\$ 12,685,000	\$ 250,000
Plus: Original issue premium	-	98,875	2,747	96,128	-
Developer advances	319,412	-	319,412	-	-
Total	<u>\$ 319,412</u>	<u>\$ 12,783,875</u>	<u>\$ 322,159</u>	<u>\$ 12,781,128</u>	<u>\$ 250,000</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 250,000	\$ 462,563	\$ 712,563
2023	255,000	455,934	710,934
2024	260,000	449,175	709,175
2025	270,000	442,219	712,219
2026	275,000	434,378	709,378
2027-2031	1,525,000	2,033,579	3,558,579
2032-2036	1,810,000	1,744,863	3,554,863
2037-2041	2,180,000	1,383,294	3,563,294
2042-2046	2,635,000	917,100	3,552,100
2047-2051	3,225,000	332,500	3,557,500
	<u>\$ 12,685,000</u>	<u>\$ 8,655,605</u>	<u>\$ 21,340,605</u>

NOTE 7 - DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$91,770, which includes a receivable of \$4,877 as of September 30, 2021. In addition, assessments in the general and debt service funds include amounts on Developer owned lots.

In addition, the Developer has agreed to fund certain Bond costs and construction project costs during prior fiscal years. Such amounts are considered to be advances as the District is required to repay the Developer from Bond proceeds, which occurred during the current fiscal year. The District paid the Developer \$319,412 related to the advances as of September 30, 2021.

NOTE 8 - CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 11 – PRIOR PERIOD ADJUSTMENT

During the current fiscal year, the District recorded a prior period adjustment in order to reduce the Developer advances from the prior year as follows:

	Government Wide
Net position/fund balance - beginning, as previously stated	\$ 12,035
Prior period adjustment	8,585
Net position/fund balance - beginning, as restated	<u>\$ 20,620</u>

NOTE 12 – SUBSEQUENT EVENTS

Developer Transactions

Subsequent to fiscal year end, the Developer contributed \$2,236,867 to the Capital Projects Fund.

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ -	\$ 68,978	\$ 68,978
Developer Contributions	202,365	91,770	(110,595)
Interest earnings	-	6	6
Total revenues	<u>202,365</u>	<u>160,754</u>	<u>(41,611)</u>
EXPENDITURES			
Current:			
General government	131,263	124,698	6,565
Maintenance and operations	71,102	9,791	61,311
Total expenditures	<u>202,365</u>	<u>134,489</u>	<u>67,876</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	26,265	<u>\$ 26,265</u>
Fund balance - beginning		<u>6,654</u>	
Fund balance - ending		<u>\$ 32,919</u>	

See notes to required supplementary information

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. . Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	5
Number of independent contractors compensated in September 2021	21
Employee compensation for FYE 9/30/2021 (paid/accrued)	\$ 6,400
Independent contractor compensation for FYE 9/30/2021	\$ 10,847,750
Construction projects to begin on or after October 1; (>\$65K)	
Series 2020	\$7,194,883
Budget variance report	See page 22 of annual financial report
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance - \$360.67
	Debt service - \$395.61, 427.26
Special assessments collected FYE 9/30/2021	\$ 301,886
Outstanding Bonds:	
Series 2020, due May 1, 2051,	see Note 6 for details



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
North Powerline Road Community Development District
Polk County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of North Powerline Road Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 7, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 7, 2022



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
North Powerline Road Community Development District
Polk County, Florida

We have examined North Powerline Road Community Development District, Polk County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of North Powerline Road Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 7, 2022



Grau & Associates

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
North Powerline Road Community Development District
Polk County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of North Powerline Road Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 7, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 7, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of North Powerline Road Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank North Powerline Road Community Development District, Polk County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 7, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

SECTION IX

SECTION B

SECTION 1

**TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS
PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES**

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	City of Davenport
Name of stormwater utility, if applicable:	
Contact Person	
Name:	Darryl Koon
Position/Title:	Public Works Director
Email Address:	dkoon@mydavenport.org
Phone Number:	863-419-3300 ext. 136

Indicate the Water Management District(s) in which your service area is located.

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | Northwest Florida Water Management District (NFWFMD) |
| <input type="checkbox"/> | Suwannee River Water Management District (SRWMD) |
| <input type="checkbox"/> | St. Johns River Water Management District (SJRWMD) |
| <input checked="" type="checkbox"/> | Southwest Florida Water Management District (SWFWMD) |
| <input type="checkbox"/> | South Florida Water Management District (SFWMD) |

Indicate the type of local government:

- | | |
|-------------------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Municipality |
| <input type="checkbox"/> | County |
| <input type="checkbox"/> | Independent Special District |

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?
If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?
If no, do you have another funding mechanism?
If yes, please describe your funding mechanism.
- Does your jurisdiction have a Stormwater Master Plan or Plans?
If Yes:
How many years does the plan(s) cover?
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?
If Yes, does it include 100% of your facilities?
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

<ul style="list-style-type: none"> Does your stormwater management program implement the following (answer Yes/No): 	
A construction sediment and erosion control program for new construction (plans review and/or inspection)?	Yes
An illicit discharge inspection and elimination program?	Yes
A public education program?	
A program to involve the public regarding stormwater issues?	Yes
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	Yes
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	
Water quality or stream gage monitoring?	
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	Yes
A system for managing stormwater complaints?	Yes
Other specific activities?	
<div style="border: 1px solid black; height: 30px; width: 100%;"></div>	
Notes or Comments on any of the above:	
<div style="border: 1px solid black; height: 30px; width: 100%;"></div>	

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.	
<ul style="list-style-type: none"> Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (<i>i.e.</i>, systems that are dedicated to public ownership and/or operation upon completion)? 	No
Notes or Comments on the above:	
<div style="border: 1px solid black; height: 30px; width: 100%;"></div>	

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	No
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	No
Invasive plant management associated with stormwater infrastructure?	No
Ditch cleaning?	No
Sediment removal from the stormwater system (vacator trucks, other)?	No
Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i>)?	No
Street sweeping?	Yes
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?	No
Non-structural programs like public outreach and education?	
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	13,119.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	Feet
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	15	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	10	
Number of stormwater treatment wetland systems:	1	
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	
Rain gardens	No	
Green roofs	No	
Pervious pavement/pavers	No	
Littoral zone plantings	Yes	
Living shorelines	No	
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

<input checked="" type="checkbox"/>	Asset management system
<input type="checkbox"/>	GIS program
<input checked="" type="checkbox"/>	MS4 permit application
<input checked="" type="checkbox"/>	Aerial photos
<input type="checkbox"/>	Past or ongoing budget investments
<input type="checkbox"/>	Water quality projects
Other(s):	
<div>???</div>	

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

CDD

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

???

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

???

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs					
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, *etc.*

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify: <input type="text"/>
<input type="checkbox"/>	Other(s): <input type="text"/>

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)					
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)					
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	0	0	0	0

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.

Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.

[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

[illegible]

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0

**TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A WASTEWATER NEEDS ANALYSIS
PURSUANT TO SECTION 403.9301, FLORIDA STATUTES**

INTRODUCTION

As part of the 2021 regular session, the Florida Legislature recognized the need for a long-term planning process for domestic wastewater. Section 403.9301, Florida Statutes, requires a 20-year needs analysis from the local governments providing wastewater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on the best available information coupled with the best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for wastewater. The template was generated by the Office of Economic & Demographic Research (EDR) in cooperation with local governments and representatives of the Florida Water Environment Association Utility Council, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for EDR's report to the Legislature.

For the purposes of this document, wastewater services are as defined in statute s. 403.9301(2)(d), F.S., to mean service to a sewerage system as defined in [s. 403.031\(9\), F.S.](#), or service to a domestic wastewater treatment facility. The "facility" comprises the physical infrastructure, meaning "any equipment, structure, or other property, including sewerage systems and treatment works, used to provide wastewater services."

For the purposes of this document, the following guiding principles and assumptions have been adopted:

- Wastewater facilities used to provide wastewater services owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: www.FloridaJobs.org/OfficialList.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, it should be assumed that the state's present legal framework (*i.e.*, the status quo) continues throughout the period.
- The term "utility" is generally used for ease of reference in the following document and is not limited by the distinctions applicable to specific statutory references, the jurisdiction of the Public Service Commission, or legal status as a governmental entity, nonprofit corporation, or private contractor. Instead, the term "utility" refers broadly to the provision of wastewater services.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here:

<http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

This template is broadly organized in accordance with s. 403.9301, Florida Statutes. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will flow through your jurisdiction's budget. Further, the same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. **All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).**

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains four worksheets for data entry. (Along the bottom of the screen, the four tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 3," the information requested is generally either text, a dropdown list (*e.g.*, Yes or No), or a checkbox, as well as inventory and customer tables. The next tabs contain tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5, the expenditure tables have space for up to 10 projects per category. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Funding Source Type, Category, and Subcategory from the dropdown lists in columns B through D.

Links to Template Parts:

[Background](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Additional Projects](#)

	A	B	C	D	E	F	G	H	I	J	K	L
1												
2	Background Information											
3												
4	All respondents should provide utility, contact, and location information, then proceed to Part 1.											
5												
6	For wastewater, it is possible that the respondent is not a local government official. EDR is providing the option for a wastewater contractor to respond on behalf of one or more local governments. Multiple local governments can be included on one response if the service area, and therefore infrastructure and investments, is fully integrated and affects multiple jurisdictions that are spatially connected.											
7	<input checked="" type="checkbox"/> Check here if this needs analysis has been submitted by a wastewater contractor on behalf of a single local government.											
8	<input type="checkbox"/> Check here if this needs analysis has been submitted by a wastewater contractor on behalf of multiple local governments.											
9												
10	Name(s) of Local Government(s) addressed by this response:							City of Davenport				
11	Name of wastewater utility:							City of Davenport Public Utilities				
12	Respondent Contact Information:											
13	Name:							Michael Stripling				
14	Position/Title:							Utilities Director				
15	Email Address:							mstripling@mydavenport.org				
16	Phone Number:							863-419-3300				
17												
18	Indicate the Water Management District(s) in which your service area is located.											
19	<input type="checkbox"/> Northwest Florida Water Management District (NFWFMD)											
20	<input type="checkbox"/> Suwannee River Water Management District (SRWMD)											
21	<input type="checkbox"/> St. Johns River Water Management District (SJRWMD)											
22	<input checked="" type="checkbox"/> Southwest Florida Water Management District (SWFWMD)											
23	<input type="checkbox"/> South Florida Water Management District (SFWMD)											
24												
25	Indicate the Florida Department of Environmental Protection (DEP) District in which your service area is located.											
26	<input type="checkbox"/> Northwest District											
27	<input type="checkbox"/> Northeast District											
28	<input type="checkbox"/> Central District											
29	<input checked="" type="checkbox"/> Southwest District											
30	<input type="checkbox"/> South District											
31	<input type="checkbox"/> Southeast District											
32												
33	Indicate the type(s) of local government(s):											
34	<input checked="" type="checkbox"/> Municipality											
35	<input type="checkbox"/> County											
36	<input type="checkbox"/> Independent Special District											

	A	B	C	D	E	F	G	H	I	J	K	L
37												
38		Does your utility both collect and treat wastewater?									Yes	
39		If your collected wastewater is treated by a different utility, what is the name of that utility? That is, if you are the wholesale customer of another utility that treats your wastewater what is the name of that utility?										
40												
41												
42												
43		Does your utility treat wastewater collected by another utility? That is, do you have wholesale customers?										
44		If yes, what is the name of that utility (or those utilities)?										
45												
46												
47												
48		Part 1. Detailed description of the facilities used to provide wastewater services (Section 403.9301(3)(a - c), F.S.)										
49		A wastewater facility, as defined in the Introduction, includes the entire set of site design features and infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of wastewater, as well as any reuse of reclaimed water and any beneficial use or disposal of biosolids.										
50		Please provide answers to the following questions regarding your wastewater system inventory and wastewater facility. Enter zero (0) if your system does not include the component. For questions regarding treatment, please include all facilities, including those that serve wholesale customers. For questions regarding population and wastewater collection within your service area, exclude customers served by and infrastructure owned/operated by wholesale utility customers.										
51												
52												
53												
54											Number	Unit of Measurement
55		How many domestic wastewater treatment facilities does your utility own that are currently in operation?									1	
56		How many domestic wastewater treatment facilities owned by your utility are currently under construction (and not in operation)?									0	
57		The total combined annual average daily influent flow design capacity of your treatment facilities (MGD):									0.362	MGD
58		The total combined annual average daily influent flow permitted capacity of your treatment facilities (MGD):									0.525	MGD
59		The total combined annual average daily influent flow of your treatment facilities (MGD):									0.204	MGD
60		Enter the percentage of the permanent population within your current service area in the following categories. Note that for this question, service area population is defined as total permanent residents residing within the geographic boundaries of the area being served directly by your collection system. If you have any wholesale utility customers, the population within their service area should be excluded from these calculations. The sum of percentages should total 100%:										
61		Percentage that is connected to the existing system:										
62		Percentage that is able to connect to the existing system but has yet to do so—e.g., an establishment or residence considered “available for connection” under a definition used by either a local ordinance or under s. 381.00655, F.S., but has not connected (such as a property with a collection main in an easement or right of way abutting the property line is still dependent on septic but will connect after an upcoming special assessment):										
63		Percentage that is not able to connect to the existing system:										
64		Total:									0%	
65		Adjustment Still Needed:									100%	

	A	B	C	D	E	F	G	H	I	J	K	L																																							
66			Number of lift stations owned by your utility:																																																
67			Number of private lift stations connected to your facility:								3																																								
68			Estimated total linear feet of gravity mains:								13,650	Feet																																							
69			Estimated total linear feet of force mains:								4,020	Feet																																							
70			Estimated total number of manholes:								70																																								
71			Estimated number of valves in your facility's collection system:																																																
72			Other:																																																
73																																																			
74																																																			
75																																																			
76																																																			
77																																																			
78																																																			
79																																																			
80			Notes or Comments on any of the above:																																																
81																																																			
82																																																			
83			Which of the following green infrastructure best management practices do you currently use or plan to use to manage wastewater and/or improve water quality (answer Yes/No):																																																
84																																																			
85			<table border="1"> <thead> <tr> <th>Best Management Practice</th> <th>Current</th> <th>Planned</th> </tr> </thead> <tbody> <tr> <td>Lining</td> <td>Yes</td> <td>Yes</td> </tr> <tr> <td>Advanced wastewater treatment</td> <td></td> <td></td> </tr> <tr> <td>Co-generation (energy)</td> <td></td> <td></td> </tr> <tr> <td>Reuse of reclaimed water</td> <td></td> <td></td> </tr> <tr> <td>H2S recovery/use</td> <td></td> <td></td> </tr> <tr> <td>Beneficial use of biosolids</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Other Best Management Practices:</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>										Best Management Practice	Current	Planned	Lining	Yes	Yes	Advanced wastewater treatment			Co-generation (energy)			Reuse of reclaimed water			H2S recovery/use			Beneficial use of biosolids			Other Best Management Practices:																	
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98																																				
99	Please indicate which resources or documents you used when answering these questions (check all that apply).																																			
100																																				
101	<input type="checkbox"/> Asset management system																																			
102	<input type="checkbox"/> GIS program																																			
103	<input checked="" type="checkbox"/> Wastewater facility permit application																																			
104	<input type="checkbox"/> Aerial photos																																			
105	<input type="checkbox"/> Past or ongoing budget investments																																			
106	<input type="checkbox"/> Water quality projects																																			
107	Other(s):																																			
108																																				
109																																				
110																																				
111	Part 2. The number of current and projected connections and residents served calculated in 5-year increments (Section 403.9301(3)(b), F.S.)																																			
112																																				
	Complete the following table for the current and projected number of retail connections and residents served by your collection system and treatment facilities. In this part, only include retail connections (both residential and non-residential connections) and retail customers for both the collection and treatment projections. Exclude wholesale utility customers entirely.																																			
113																																				
114	If needed, municipal and unincorporated county population projections are available in the Optional Growth Rate Schedules workbook posted on EDR's website.																																			
115																																				
	<table><tr><th>5-Year Periods Ending in Calendar Year</th><th>Total Number of Connections</th><th>Number of Residents (i.e., the Permanent Population) Served by your Collection System</th><th>Number of Residents (i.e., the Permanent Population) Served by your Treatment Facilities</th></tr><tr><td>Current (2022) Baseline</td><td></td><td></td><td></td></tr><tr><td>2027</td><td></td><td></td><td></td></tr><tr><td>2032</td><td></td><td></td><td></td></tr><tr><td>2037</td><td></td><td></td><td></td></tr><tr><td>2042</td><td></td><td></td><td></td></tr></table>												5-Year Periods Ending in Calendar Year	Total Number of Connections	Number of Residents (i.e., the Permanent Population) Served by your Collection System	Number of Residents (i.e., the Permanent Population) Served by your Treatment Facilities	Current (2022) Baseline				2027				2032				2037				2042			
5-Year Periods Ending in Calendar Year	Total Number of Connections	Number of Residents (i.e., the Permanent Population) Served by your Collection System	Number of Residents (i.e., the Permanent Population) Served by your Treatment Facilities																																	
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178	Partial Service: Treatment Only (Wolesale Wastewater Treatment Customers)																																																																													
179	<table><tr><td colspan="3">Jurisdiction Information</td></tr><tr><td>Type</td><td>Name</td><td>Service Area Includes Entire Jurisdiction?</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>												Jurisdiction Information			Type	Name	Service Area Includes Entire Jurisdiction?																																																												
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196	<div><div>If your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc.). Maps may be provided to further describe areas beyond the geographic limits of your jurisdiction.</div><div></div></div>																																																																													
197																																																																														
198																																																																														
199																																																																														
200	<div>Continue to Part 4</div>																																																																													
201																																																																														

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1									
2	Part 4.0 The current and projected cost of providing wastewater services calculated in 5-year increments (Section 403.9301(3)(d), F.S.)								
3									
4	Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document means:								
5	1. Routine operation and maintenance (including ongoing administration, and non-structural programs) of a wastewater facility.								
6	2. Expansion of a wastewater facility.								
7									
8	For the purposes of this template, the term "expansion" means capital improvements, new work, new projects, retrofitting, and significant upgrades. Within the template, there are six categories of expansion are explained in Part 5. Briefly, they are: Effluent Management, Water Quality, Reuse Development, Resiliency, End of Useful Life Replacements, and Septic to Sewer Conversions.								
9									
10	Part 4.1 deals solely with routine operation and maintenance. Expansion is dealt with in Part 5.								
11									
12	All answers should be based on local fiscal years (October 1 through September 30). An inflation index is included in the Optional Growth Rate Schedules Excel workbook.								
13									
14	Part 4.1 Routine Operation and Maintenance								
15									
16	Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future O&M costs associated with reuse development and resiliency initiatives. O&M costs for these activities are included in later tables. However, O&M costs associated with all other project categories and non-structural programs like public outreach and education should be included in your Routine O&M projections.								
17									
18	If specific cost data is not available, the most recent (2020-21) O&M value can be entered into the Optional Growth Rate Schedules workbook and grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected O&M total costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.								
19									
20	Routine Operation and Maintenance					Expenditures (in \$thousands)			
LFY 2021-2022						2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	
21									
22	Operation and Maintenance Costs								
23	Brief description of growth greater than 15% over any 5-year period:								
24									
25									

	A	B	C	D	E	F	G	H	I
26	Part 5. The current and projected cost of providing wastewater services calculated in 5-year increments (Section 403.9301(3)(d), F.S.)								
27									
28	As briefly explained in the introduction to Part 4, “expansion” means new work, new projects, retrofitting, and significant upgrades to a collection system, wastewater treatment facility or other component. In there are six broad categories for expansion projects. Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure. Projects with No Identified Funding Source include those that would necessitate rate increases, would require the other needed projects, and/or in which state or federal funding has not yet been secured. Please note that there are separate tables for projects with a committed funding source and those with no identified funding source.								
29									
30	Of the six broad expansion categories discussed below, two (Effluent Management and Water Quality) are grouped together in Part 5.1. While the last four categories (Reuse Development, Resiliency, End of Useful Life Replacements, and Septic to Sewer Conversions) have components that may otherwise fit into the first categories, they are separately treated given their overall importance to the Legislature.								
31									
32	In the tables that follow, please list each expansion project under only one category. Choose the category which is the greatest driver for the project.								
33									
34	The six categories are:								
35	1. <u>Effluent Management</u> : This includes capital projects intended for effluent management to meet regulatory and statutory mandates such as compliance with SB 64 (s. 403.064(17), F.S.). For this category, subcategory options refer to recent statutory requirements. If a project falls outside of those provisions and their accompanying regulations, please select "other." The statutory options are: s. 403.064(17) (surface water discharge elimination), s. 403.086(10), F.S. (ocean outfalls legislation), Clean Waterways Act, 2016 Springs and Aquifer Protection Act, other.								
36	2. <u>Water Quality Projects</u> : This includes projects to meet regulatory requirements to improve water quality such as advanced wastewater treatment, surface water discharge, biosolids, etc. If a project addresses multiple governmental purposes (beyond those directly related to wastewater), the projected expenditures should reflect only those costs associated with the wastewater components. Projects may be associated with impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, other statutory or regulatory requirements, or other local water quality needs. Subcategories for Water Quality include: advanced wastewater treatment, surface water discharge, biosolids, nutrient removal, and other.								
37	o If you are party to an adopted BMAP, please include the capital projects associated with wastewater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvements costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.								
38	3. <u>Reuse Development Projects</u> : This includes projects to improve or expand reuse as an alternative water supply, such as potable reuse projects, expansion of existing reuse systems, aquifer recharge, etc. If a project addresses multiple governmental purposes, the projected expenditures should reflect only those costs associated with wastewater components. Include O&M costs for these projects and investment in infrastructure (as defined in part 4.1). Subcategories for Reuse Development include: alternative water supply, potable reuse, construction of new reuse systems, expansion of existing reuse systems, and aquifer recharge, and other.								
39	4. <u>Resiliency Initiatives Related To Climate Change</u> : This category includes initiatives or projects undertaken to avoid or minimize adverse effects of climate change. Include O&M costs for these future resiliency projects and investments in this table (not in part 4.1). If your jurisdiction participates in a Local Mitigation Strategy, include expenditures associated with your wastewater management system in this category. Subcategories for Resiliency Initiatives refer to the primary inspiration (i.e., what the project is undertaken to avoid or minimize the effects of): sea-level rise, increased flood events, drought, increased inflow / infiltration, storm impact / mitigation, and other.								
40	5. <u>End of Useful Life Replacement Projects</u> : Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements may include pipe networks, treatment units, pump stations, physical/biological filter media, biosolids, etc. In order to distinguish between routine maintenance and replacement projects as used in this part, only major expenses are included here. A major expense is defined as any single replacement project that exceeds 5% of the jurisdiction’s total O&M expenditures over the most recent five-year period (fiscal years 2016-2017 to 2020-2021). Subcategories refer to the part of the wastewater system being replaced (pipes), lift station or component, treatment facility, and other.								

	A	B	C	D	E	F	G	H	I
41	6. <u>Septic to Sewer Conversions</u> : This category includes septic to sewer initiatives. Unlike other parts of this needs analysis, this section distinguishes between the utility's direct expenses (e.g., for collection the projected infrastructure costs associated with new connections typically borne by customers. Additionally, a new column has been added to these tables to indicate the estimated number of new connections for each initiative.								
42									
43	Part 5.1 deals with Effluent Management and Effluent Water Quality Projects. Part 5.2 focuses on Reuse Projects. Part 5.3 addresses Resiliency Initiatives Related to Climate Change. Part 5.4 contains End of Life Replacement Project tables, and Part 5.5 is on Septic to Sewer Conversions.								
44									
45	In these tables, you are asked to choose a category (if necessary) and a subcategory from a dropdown menu, enter the name of the project or initiative, and provide the current year's expenditures and the projected expenditures using 5-year increments.								
46									
47	If there are too many projects to include on the tables below, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the funding source type, category, subcategory, and enter the project/initiative name and expenditure amounts.								
48									
49	Part 5.1 Effluent Management and Water Quality Projects								
50									
51	The first two categories are combined and addressed in two tables: first for projects with a committed funding source and then for projects with no identified funding source. In both of these tables, you must select a project category (Effluent Management or Water Quality) from the drop down menu in the "Category" column. Your category selection will limit the sub-category options available to you. Please select the appropriate category. Finally, enter the project name and expenditure estimates in the appropriate time intervals.								
52									
53	Though many, if not most, wastewater projects benefit both effluent management and water quality, please use your best judgment and simply select the primary driver from the two categories below.								
54									
55	Committed Funding Source								
56	Project ID Information			Expenditures (in \$thousands)					
57	Category	Subcategory	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37		
58									
59									
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78									
79	No Identified Funding Source								
80	Project ID Information					Expenditures (in \$thousands)			
81	Category		Subcategory		Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37
82									
83									
84									
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99									
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101									
102									
103	Please indicate which resources or documents you used to complete table 5.1 (check all that apply).								
104	<input type="checkbox"/>		Wastewater Master Plan						
105	<input type="checkbox"/>		Basin Studies or Engineering Reports						
106	<input type="checkbox"/>		Adopted BMAP						
107	<input type="checkbox"/>		Adopted Total Maximum Daily Load						
108	<input type="checkbox"/>		Wastewater Facility Capacity Report						
109	<input type="checkbox"/>		Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan						
110			Specify:						
111	<input type="checkbox"/>		Other(s):						

	A	B	C	D	E	F	G	H	I
112									
113	Part 5.2 Reuse Development Projects								
114									
115	Please list any reuse development projects. Include O&M costs for these projects in this table (not in part 4.1).								
116									
117	Committed Funding Source								
118	Project ID Information					Expenditures (in \$thousands)			
119	Subcategory		Project Name			LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37
120									
121									
122									
123									
124									
125									
126									
127									
128									
129									
130									
131	No Identified Funding Source								
132	Project ID Information					Expenditures (in \$thousands)			
133	Subcategory		Project Name			LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37
134									
135									
136									
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144									

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145	Part 5.3 Wastewater projects that are part of resiliency initiatives related to climate change								
146									
147	Please list any wastewater infrastructure relocation or modification projects and new capital investments undertaken to avoid or minimize any adverse effects of climate change. Include O&M costs for these projects and investments in this table (not in part 4.1).								
148									
149	Committed Funding Source								
150	Project ID Information					Expenditures (in \$thousands)			
151	Subcategory		Project Name			LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37
152									
153									
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158									
159									
160									
161									
162									
163	No Identified Funding Source								
164	Project ID Information					Expenditures (in \$thousands)			
165	Subcategory		Project Name			LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37
166									
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177	Part 5.4 The estimated remaining useful life of each facility or its major components (Section 403.9301(3)(e), F.S.)								
178									
179	Please list major replacement projects for aging infrastructure. Major replacements may include pipe networks, treatment units, pump stations, physical/biological filter media, biosolids dryers, etc. A maj								
180	with expenses greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (fiscal years 2016-2017 to 2020-2021).								
181	Committed Funding Source								
182	Project ID Information					Expenditures (in \$thousands)			
183	Subcategory		Project Name			LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37
184									
185									
186									
187									
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189									
190									
191									
192									
193									
194	No Identified Funding Source								
195	Project ID Information					Expenditures (in \$thousands)			
196	Subcategory		Project Name			LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37
197									
198									
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205									
206									
207									

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208									
209	Part 5.5 Septic to Sewer Conversion Initiatives								
210									
211	<div>List any septic to sewer initiatives in the following tables. Unlike other parts of this needs analysis, this section distinguishes between the utility's direct expenses (e.g., for collection mains) and the project costs associated with new connections typically borne by customers. Additionally, a new column has been added to these tables to indicate the estimated number of new connections for each initiatives.</div>								
212									
213									
214									
215	Committed Funding Source								
216	Initiative Information					Expenditures (in \$thousands)			
217	Initiative Name		Estimated Number of Connections		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	
218									
219									
220									
221									
222									
223									
224									
225									
226									
227	No Identified Funding Source								
228	Initiative Information					Expenditures (in \$thousands)			
229	Initiative Name		Estimated Number of Connections		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	
230									
231									
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237									
238									
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	A	B	C	D	E	F	G	H	I
240									
241	All Customer Expenses								
242	Initiative Information					Expenditures (in \$thousands)			
243	Initiative Name				Estimated Number of Connections	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37
244									
245									
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251									
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254									
255									
256	Continue to Part 6								
257									

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1																																																																																				
2	Part 6.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.																																																																																			
3	(Section 403.9301(3)(f), F.S.)																																																																																			
4	This part of the template also addresses a portion of s. 403.9301(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.																																																																																			
5																																																																																				
6	Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, effluent management, water quality, reuse development, resiliency projects, replacement of aging infrastructure, and septic to sewer conversion initiatives. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9301(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.																																																																																			
7																																																																																				
8	Unlike Part 5, historical expenditures are aggregated by individual year and category; they are not separated by individual project.																																																																																			
9																																																																																				
10	Note that for this table:																																																																																			
11	<ul style="list-style-type: none">Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.																																																																																			
12	<ul style="list-style-type: none">Current Year Revenues include tax and fee collections budgeted for that fiscal year; state and federal grants; and unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.																																																																																			
13	<ul style="list-style-type: none">Bond proceeds should reflect only the amount expended in the given year. The term includes the proceeds from any form of debt, including public and private loans.																																																																																			
14	<ul style="list-style-type: none">A reserve is a dedicated account to accumulate funds for a specific future expenditure. If you have a reserve account but it does not fit into a specific category, please assign it to the O&M category.																																																																																			
15	<ul style="list-style-type: none">An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.																																																																																			
16																																																																																				
17	The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.																																																																																			
18																																																																																				
19	If you do not have a formal reserve dedicated to your wastewater system, please enter zero for the final two reserve columns.																																																																																			
20																																																																																				
21	Routine O&M																																																																																			
22	<table><tr><td></td><td>Total</td><td colspan="4">Funding Sources for Actual Expenditures</td><td></td><td></td><td></td></tr><tr><td></td><td>Actual Expenditures</td><td>Amount Drawn from Current Year Revenues</td><td>Amount Drawn from Bond Proceeds</td><td>Amount Drawn from Dedicated Reserve</td><td>Amount Drawn from All-Purpose Rainy Day Fund</td><td></td><td>Contributions to Reserve Account</td><td>Balance of Reserve Account</td></tr><tr><td>23</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>24</td><td>2016-17</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>25</td><td>2017-18</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>26</td><td>2018-19</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>27</td><td>2019-20</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>28</td><td>2020-21</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>													Total	Funding Sources for Actual Expenditures								Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		Contributions to Reserve Account	Balance of Reserve Account	23									24	2016-17								25	2017-18								26	2018-19								27	2019-20								28	2020-21							
	Total	Funding Sources for Actual Expenditures																																																																																		
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30	Effluent Management											
31			Total	Funding Sources for Actual Expenditures								
32			Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		Contributions to Reserve Account	Balance of Reserve Account		
33		2016-17										
34		2017-18										
35		2018-19										
36		2019-20										
37		2020-21										
38	Water Quality											
39			Total	Funding Sources for Actual Expenditures								
40			Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		Contributions to Reserve Account	Balance of Reserve Account		
41		2016-17										
42		2017-18										
43		2018-19										
44		2019-20										
45		2020-21										
46												
47	Reuse Development											
48			Total	Funding Sources for Actual Expenditures								
49			Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		Contributions to Reserve Account	Balance of Reserve Account		
50		2016-17										
51		2017-18										
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53		2019-20										
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57			Resiliency									
58				Total	Funding Sources for Actual Expenditures							
59				Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		Contributions to Reserve Account	Balance of Reserve Account	
60			2016-17									
61			2017-18									
62			2018-19									
63			2019-20									
64			2020-21									
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66			Replacement of Aging Infrastructure									
67				Total	Funding Sources for Actual Expenditures							
68				Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		Contributions to Reserve Account	Balance of Reserve Account	
69			2016-17									
70			2017-18									
71			2018-19									
72			2019-20									
73			2020-21									
74												
75			Septic to Sewer Initiatives									
76				Total	Funding Sources for Actual Expenditures							
77				Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		Contributions to Reserve Account	Balance of Reserve Account	
78			2016-17									
79			2017-18									
80			2018-19									
81			2019-20									
82			2020-21									
83												

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84	Part 7.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9301(3)(g), F.S.)																																																								
85																																																									
86	In this template, the historical data deemed necessary to comply with s. 403.9301(3)(g), F.S., was included in part 6.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, i.e., EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.																																																								
87																																																									
88	<table><tr><th>Committed Funding Source</th><th>2022-23 to 2026-27</th><th>2027-28 to 2031-32</th><th>2032-33 to 2036-37</th><th>2037-38 to 2041-42</th></tr><tr><td>Maintenance</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr><tr><td>Effluent Management</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr><tr><td>Water Quality</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr><tr><td>Reuse Development</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr><tr><td>Resiliency Initiatives</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr><tr><td>Replacement/Aging Infrastructure</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr><tr><td>Septic to Sewer Initiatives</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr><tr><td>Total Committed Revenues (=Total Committed Projects)</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr></table>												Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42	Maintenance	\$ -	\$ -	\$ -	\$ -	Effluent Management	\$ -	\$ -	\$ -	\$ -	Water Quality	\$ -	\$ -	\$ -	\$ -	Reuse Development	\$ -	\$ -	\$ -	\$ -	Resiliency Initiatives	\$ -	\$ -	\$ -	\$ -	Replacement/Aging Infrastructure	\$ -	\$ -	\$ -	\$ -	Septic to Sewer Initiatives	\$ -	\$ -	\$ -	\$ -	Total Committed Revenues (=Total Committed Projects)	\$ -	\$ -	\$ -	\$ -
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108	In the table below, please list any specific strategies that will close or lessen a projected funding gap. For each strategy, also include the expected new revenue within the five-year increments.																																																								
109																																																									
110	<table><tr><th>Strategies for New Funding Sources</th><th>Category Addressed</th><th>2022-23 to 2026-27</th><th>2027-28 to 2031-32</th><th>2032-33 to 2036-37</th><th>2037-38 to 2041-42</th></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Total</td><td></td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr></table>												Strategies for New Funding Sources	Category Addressed	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42																															Total		\$ -	\$ -	\$ -	\$ -			
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1	Additional Projects Table										
2											
3	Choose from the drop-down lists for Project & Type Information, then fill in the project name and expenditure estimates.										
4	Projects in this table are automatically added to the totals aggregated in part 7. The only subcategory that will not be included in the Part 7 calculations is "customer expenses" in the "Septic to Sewer Conversions" category.										
5	Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.										
6	Link to aggregated table to crosscheck for missing Project & Type Information.										
7											
8	Project & Type Information				Expenditures (in \$thousands)						
9	Funding Source Type	Category	Subcategory	Project/Initiative Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42		
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8	A	B	C	D	E	F	G	H	I	J	K
		Project & Type Information				Expenditures (in \$thousands)					
9		Funding Source Type	Category	Subcategory	Project/Initiative Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42	
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8		Project & Type Information				Expenditures (in \$thousands)					
9		Funding Source Type	Category	Subcategory	Project/Initiative Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42	
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8		Project & Type Information				Expenditures (in \$thousands)					
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8		Project & Type Information				Expenditures (in \$thousands)					
9		Funding Source Type	Category	Subcategory	Project/Initiative Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42	
212	Aggregated Table with Category Totals										
213		Project & Type Information				Expenditures (in \$thousands)					
214		Funding Source Type	Category	Subcategory	Project/Initiative Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42	
215		Committed Funding Source	Effluent Management	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
216		Committed Funding Source	Water Quality	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
217		Committed Funding Source	Reuse Development	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
218		Committed Funding Source	Resiliency Initiatives	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
219		Committed Funding Source	End of Useful Life Replacement	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
220		Committed Funding Source	Septic to Sewer Conversions	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
221		No Identified Funding Source	Effluent Management	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
222		No Identified Funding Source	Water Quality	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
223		No Identified Funding Source	Reuse Development	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
224		No Identified Funding Source	Resiliency Initiatives	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
225		No Identified Funding Source	End of Useful Life Replacement	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
226		No Identified Funding Source	Septic to Sewer Conversions	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
227		Total of Projects without Funding Source Type, Category, and/or Subcategory				0	0	0	0	0	
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	A	B	C	D	E	F	G	H	I	J	K
8		Project & Type Information				Expenditures (in \$thousands)					
9		Funding Source Type	Category	Subcategory	Project/Initiative Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42	
231	Aggregated Table with Individual Subcategories										
232		Project & Type Information				Expenditures (in \$thousands)					
233		Funding Source Type	Category	Subcategory	Project/Initiative Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42	
234		Committed Funding Source	Effluent Management	s. 403.064(17), F.S. (surface water discharge elimination)	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
235		Committed Funding Source	Effluent Management	s. 403.086(10), F.S. (ocean outfalls legislation)	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
236		Committed Funding Source	Effluent Management	Clean Waterways Act	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
237		Committed Funding Source	Effluent Management	2016 Springs and Aquifer Protection Act	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
238		Committed Funding Source	Effluent Management	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
239		Committed Funding Source	Water Quality	Advanced Wastewater Treatment	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
240		Committed Funding Source	Water Quality	Surface Water Discharge	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
241		Committed Funding Source	Water Quality	Biosolids	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
242		Committed Funding Source	Water Quality	Nutrient Removal	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
243		Committed Funding Source	Water Quality	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
244		Committed Funding Source	Reuse Development	Potable Reuse Projects	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
245		Committed Funding Source	Reuse Development	Creation of New Reuse Systems	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
246		Committed Funding Source	Reuse Development	Expansion of Existing Reuse Systems	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
247		Committed Funding Source	Reuse Development	Aquifer Recharge	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
248		Committed Funding Source	Reuse Development	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
249		Committed Funding Source	Resiliency Initiatives	Sea Level Rise	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
250		Committed Funding Source	Resiliency Initiatives	Inland Flooding	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
251		Committed Funding Source	Resiliency Initiatives	Drought	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
252		Committed Funding Source	Resiliency Initiatives	Reduce Inflow / Infiltration	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
253		Committed Funding Source	Resiliency Initiatives	Severe Storm Impact / Mitigation	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
254		Committed Funding Source	Resiliency Initiatives	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
255		Committed Funding Source	End of Useful Life Replacement	Collection System (Pipes)	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
256		Committed Funding Source	End of Useful Life Replacement	Lift Station Or Component	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
257		Committed Funding Source	End of Useful Life Replacement	Treatment Facility	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
258		Committed Funding Source	End of Useful Life Replacement	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
259		Committed Funding Source	Septic to Sewer Conversions	Utility Expenditures	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
260		Committed Funding Source	Septic to Sewer Conversions	Customer Expenses	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
261		Committed Funding Source	Septic to Sewer Conversions	Customer Expenses	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	

	A	B	C	D	E	F	G	H	I	J	K
8		Project & Type Information				Expenditures (in \$thousands)					
9		Funding Source Type	Category	Subcategory	Project/Initiative Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42	
262		No Identified Funding Source	Effluent Management	s. 403.064(17), F.S. (surface water discharge elimination)	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
263		No Identified Funding Source	Effluent Management	s. 403.086(10), F.S. (ocean outfalls legislation)	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
264		No Identified Funding Source	Effluent Management	Clean Waterways Act	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
265		No Identified Funding Source	Effluent Management	2016 Springs and Aquifer Protection Act	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
266		No Identified Funding Source	Effluent Management	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
267		No Identified Funding Source	Water Quality	Advanced Wastewater Treatment	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
268		No Identified Funding Source	Water Quality	Surface Water Discharge	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
269		No Identified Funding Source	Water Quality	Biosolids	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
270		No Identified Funding Source	Water Quality	Nutrient Removal	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
271		No Identified Funding Source	Water Quality	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
272		No Identified Funding Source	Reuse Development	Potable Reuse Projects	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
273		No Identified Funding Source	Reuse Development	Creation of New Reuse Systems	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
274		No Identified Funding Source	Reuse Development	Expansion of Existing Reuse Systems	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
275		No Identified Funding Source	Reuse Development	Aquifer Recharge	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
276		No Identified Funding Source	Reuse Development	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
277		No Identified Funding Source	Resiliency Initiatives	Sea Level Rise	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
278		No Identified Funding Source	Resiliency Initiatives	Inland Flooding	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
279		No Identified Funding Source	Resiliency Initiatives	Drought	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
280		No Identified Funding Source	Resiliency Initiatives	Reduce Inflow / Infiltration	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
281		No Identified Funding Source	Resiliency Initiatives	Severe Storm Impact / Mitigation	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
282		No Identified Funding Source	Resiliency Initiatives	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
283		No Identified Funding Source	End of Useful Life Replacement	Collection System (Pipes)	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
284		No Identified Funding Source	End of Useful Life Replacement	Lift Station Or Component	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
285		No Identified Funding Source	End of Useful Life Replacement	Treatment Facility	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
286		No Identified Funding Source	End of Useful Life Replacement	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
287		No Identified Funding Source	Septic to Sewer Conversions	Utility Expenditures	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
288		No Identified Funding Source	Septic to Sewer Conversions	Customer Expenses	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	-
289											

SECTION C

North Powerline Road CDD

Field Management Report



August 17th, 2022

Clayton Smith

Field Services Manager

GMS

Complete

Amenity Review



Monitoring facilities and ensuring they are being maintained by contractors.



Resolve amenity ISP line issue.



Monitoring playground for final



Complete

Landscape Review and General Maint



Monitoring area
with landscaper and
aquatics vendor.



Annuals were
replaced at the
entrance.



In Progress

Sod Replacements



Monitoring utility tract sod repairs.



Upcoming

Landscape Replacements



Working with landscaper to plan plant replacements as needed within budget.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith

SECTION D

SECTION 1

North Powerline Road Community Development District

Summary of Checks

June 9, 2022 to August 5, 2022

Bank	Date	Check No.'s		Amount
General Fund	6/10/22	336 - 338	\$	3,150.00
	6/22/22	339 - 347	\$	16,677.23
	6/27/22	348	\$	3,948.06
	6/29/22	349 - 350	\$	3,884.78
	7/6/22	351	\$	200.00
	7/14/22	352	\$	5,924.82
	7/21/22	353 - 356	\$	7,431.12
	7/28/22	357	\$	2,097.29
	8/4/22	358	\$	900.42
			\$	44,213.72

*** CHECK DATES 06/09/2022 - 08/05/2022 ***

N POWERLINE RD - GENERAL
BANK A NORTH POWERLINE RD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/10/22	00051	5/25/22 7443	202205 330-57200-48200	MTHLY CLEANING SVC-MAY 22	*	550.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			550.00 000336
6/10/22	00034	5/23/22 6028	202205 320-53800-46300	PALM TREE INJECTION	*	1,100.00	
				PRINCE & SONS INC.			1,100.00 000337
6/10/22	00050	6/01/22 16268	202206 330-57200-48500	POOL MAINTENANCE - JUN 22	*	1,500.00	
				RESORT POOL SERVICES DBA			1,500.00 000338
6/22/22	00014	3/31/22 021072	202203 310-51300-31100	ENGINEER SERVICE MAR 22	*	352.50	
				ABSOLUTE ENIGNEERING INC			352.50 000339
6/22/22	00013	4/04/22 22323	202204 310-51300-32200	AUDIT FYE 09/30/2021	*	3,000.00	
		5/02/22 22511	202205 310-51300-32200	AUDIT FYE 09/30/2021	*	1,600.00	
				GRAU AND ASSOCIATES			4,600.00 000340
6/22/22	00006	6/01/22 62	202206 310-51300-34000	MANAGEMENT FEES - JUN 22	*	3,004.17	
		6/01/22 62	202206 310-51300-35200	WEBSITE MANAGEMENT-JUN 22	*	100.00	
		6/01/22 62	202206 310-51300-35100	INFORMATION TECH - JUN 22	*	150.00	
		6/01/22 62	202206 310-51300-31300	DISSEMINATION SVCS-JUN 22	*	416.67	
		6/01/22 62	202206 330-57200-48300	AMENITY ACCESS - JUN 22	*	416.67	
		6/01/22 62	202206 310-51300-51000	OFFICE SUPPLIES	*	6.11	
		6/01/22 62	202206 310-51300-42000	POSTAGE	*	160.48	
		6/01/22 63	202206 320-53800-34000	FIELD MANAGEMENT - JUN 22	*	1,250.00	
		6/01/22 63	202206 320-53800-49000	STAPLES/HOMEDEPOT/SAFETY	*	703.43	
				GOVERNMENTAL MANAGEMENT SERVICES			6,207.53 000341
6/22/22	00032	6/08/22 2753	202205 310-51300-31500	GEN.COUNSEL/MTHLY MEETING	*	1,926.50	
				KE LAW GROUP, PLLC			1,926.50 000342

NPRC NORTH POWER LI MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/22/22	00008	5/31/22 KC053120	202205 310-51300-11000		*	200.00	
			SUPERVISOR FEE 05/31/22				
		6/15/22 KC061520	202206 310-51300-11000		*	200.00	
			SUPERVISOR FEE 06/15/22				
				KEVIN CHINOY			400.00 000343
6/22/22	00009	5/31/22 LS053120	202205 310-51300-11000		*	200.00	
			SUPERVISOR FEE 05/31/22				
		6/15/22 LS061520	202206 310-51300-11000		*	200.00	
			SUPERVISOR FEE 06/15/22				
				LAUREN SCHWENK			400.00 000344
6/22/22	00028	5/31/22 PM053120	202205 310-51300-11000		*	200.00	
			SUPERVISOR FEE 05/31/22				
				PATRICK MARONE			200.00 000345
6/22/22	00011	5/31/22 RH053120	202205 310-51300-11000		*	200.00	
			SUPERVISOR FEE 05/31/22				
				RENNIE HEATH			200.00 000346
6/22/22	00054	6/20/22 06202022	202206 300-15500-10000		*	2,390.70	
			PLAYGRND/FUR LEASE-JULY22				
				WHFS, LLC			2,390.70 000347
6/27/22	00044	6/27/22 06272022	202206 300-20700-10200		*	3,948.06	
			ASSESSMENT TXFER-SER2020				
				NORTH POWERLINE ROAD CDD C/O USBANK			3,948.06 000348
6/29/22	00029	5/20/22 00045504	202204 310-51300-48000		*	804.72	
			CONSTR SRVC FOR PROJ IMPR				
				CA FLORIDA HOLDINGS, LLC			804.72 000349
6/29/22	00034	6/01/22 6124	202206 320-53800-46200		*	2,990.42	
			LAWN MAINTENANCE - JUN 22				
		6/17/22 6233	202206 320-53800-47300		*	89.64	
			RPLCD NOZZLE/VALVE BOX				
				PRINCE & SONS INC.			3,080.06 000350
7/06/22	00057	6/15/22 DA061520	202206 310-51300-11000		*	200.00	
			SUPERVISOR FEE 06/15/22				
				DANIEL ARNETTE			200.00 000351
7/14/22	00006	7/01/22 64	202207 310-51300-34000		*	3,004.17	
			MANAGEMENT FEES - JUL 22				
		7/01/22 64	202207 310-51300-35200		*	100.00	
			WEBSITE MANAGEMENT-JUL 22				

NPRC NORTH POWER LI MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		7/01/22 64	202207 310-51300-35100	INFORMATION TECH - JUL 22	*	150.00	
		7/01/22 64	202207 310-51300-31300	DISSEMINATION SVCS-JUL 22	*	416.67	
		7/01/22 64	202207 330-57200-48300	AMENITY ACCESS - JUL 22	*	500.00	
		7/01/22 64	202207 310-51300-51000	OFFICE SUPPLIES	*	3.82	
		7/01/22 64	202207 310-51300-42000	POSTAGE	*	80.19	
		7/01/22 65	202207 320-53800-34000	FIELD MANAGEMENT - JUL 22	*	1,250.00	
		7/01/22 65	202207 320-53800-49000	STAPLES/SAFETY/PRECISION	*	419.97	
				GOVERNMENTAL MANAGEMENT SERVICES			5,924.82 000352
7/21/22 00051		6/29/22 7629	202206 330-57200-48200	MTHLY CLEANING SVC-JUN 22	*	550.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			550.00 000353
7/21/22 00034		7/01/22 6323	202207 320-53800-46200	LAWN MAINTENANCE - JUL 22	*	2,990.42	
				PRINCE & SONS INC.			2,990.42 000354
7/21/22 00050		7/01/22 16479	202207 330-57200-48500	POOL MAINTENANCE - JUL 22	*	1,500.00	
				RESORT POOL SERVICES DBA			1,500.00 000355
7/21/22 00054		7/21/22 07212022	202207 300-15500-10000	PLAYGRND/FUR LEASE-AUG 22	*	2,390.70	
				WHFS, LLC			2,390.70 000356
7/28/22 00032		6/08/22 2755	202205 310-51300-49100	BOUNDARY AMENDMENT #3-7	*	48.40	
		6/08/22 2759	202205 310-51300-49100	BOUNDARY AMENDMENT #4-1	*	2,048.89	
				KE LAW GROUP, PLLC			2,097.29 000357
8/04/22 00049		7/01/22 18178	202207 320-53800-47000	LAKE MAINTENANCE - JUL 22	*	882.76	
		7/01/22 18178	202207 320-53800-47000	FUEL SURCHARGE - JULY 22	*	17.66	
				AQUAGENIX			900.42 000358
				TOTAL FOR BANK A		44,213.72	
				NPRC NORTH POWER LI MBYINGTON			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						44,213.72	

NPRC NORTH POWER LI MBYINGTON

SECTION 2

North Powerline Road
Community Development District

Unaudited Financial Reporting
June 30, 2022



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Series 2020 Debt Service Fund</u>
5	<u>Series 2022 Debt Service Fund</u>
6	<u>Series 2020 Capital Projects Fund</u>
7	<u>Series 2022 Capital Projects Fund</u>
8-9	<u>Month to Month</u>
10	<u>Long Term Debt Summary</u>
11	<u>Assessment Receipt Schedule</u>

North Powerline Road

Community Development District

Combined Balance Sheet

June 30, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 213,637	\$ -	\$ -	\$ 213,637
Capital Projects Account	\$ -	\$ -	\$ 1,000	\$ 1,000
Investments:				
Series 2020				
Reserve	\$ -	\$ 356,900	\$ -	\$ 356,900
Revenue	\$ -	\$ 232,308	\$ -	\$ 232,308
Prepayment	\$ -	\$ 1,502	\$ -	\$ 1,502
Construction - Phase 1	\$ -	\$ -	\$ 1,195	\$ 1,195
Construction - Phase 2	\$ -	\$ -	\$ 625	\$ 625
Series 2022				
Reserve	\$ -	\$ 758,588	\$ -	\$ 758,588
Interest	\$ -	\$ 239,566	\$ -	\$ 239,566
Construction - Phase 3	\$ -	\$ -	\$ 4,285,576	\$ 4,285,576
Construction - Phase 4	\$ -	\$ -	\$ 4,649,746	\$ 4,649,746
Cost of Issuance	\$ -	\$ -	\$ 7,500	\$ 7,500
Due from Developer	\$ 2,097	\$ -	\$ -	\$ 2,097
Prepaid Expenses	\$ 2,391	\$ -	\$ -	\$ 2,391
Total Assets	\$ 218,125	\$ 1,588,863	\$ 8,945,642	\$ 10,752,630
Liabilities:				
Accounts Payable	\$ 2,847	\$ -	\$ -	\$ 2,847
Retainage Payable	\$ -	\$ -	\$ 13,426	\$ 13,426
Total Liabilities	\$ 2,847	\$ -	\$ 13,426	\$ 16,273
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 2,391	\$ -	\$ -	\$ 2,391
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 590,710	\$ -	\$ 590,710
Debt Service - Series 2022	\$ -	\$ 998,153	\$ -	\$ 998,153
Capital Projects - Series 2020	\$ -	\$ -	\$ (10,606)	\$ (10,606)
Capital Projects - Series 2022	\$ -	\$ -	\$ 8,942,822	\$ 8,942,822
Unassigned	\$ 212,887	\$ -	\$ -	\$ 212,887
Total Fund Balances	\$ 215,278	\$ 1,588,863	\$ 8,932,216	\$ 10,736,357
Total Liabilities & Fund Balance	\$ 218,125	\$ 1,588,863	\$ 8,945,642	\$ 10,752,630

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 194,089	\$ 194,089	\$ 194,749	\$ 660
Assessments - Direct Bill	\$ 240,341	\$ 240,341	\$ 658	\$ (239,683)
Assessments - Lot Closings	\$ -	\$ -	\$ 178,299	\$ 178,299
Boundary Amendment Contributions	\$ -	\$ -	\$ 14,261	\$ 14,261
Interest	\$ -	\$ -	\$ 16	\$ 16
Total Revenues	\$ 434,430	\$ 434,430	\$ 387,983	\$ (46,447)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 7,000	\$ 2,000
Engineering	\$ 20,000	\$ 15,000	\$ 2,485	\$ 12,515
Attorney	\$ 30,000	\$ 22,500	\$ 21,627	\$ 873
Annual Audit	\$ 5,500	\$ 5,500	\$ 4,600	\$ 900
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 3,850	\$ 3,850	\$ -
Trustee Fees	\$ 10,650	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 36,050	\$ 27,038	\$ 27,038	\$ (0)
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Telephone	\$ 300	\$ 225	\$ -	\$ 225
Postage & Delivery	\$ 1,000	\$ 750	\$ 661	\$ 89
Insurance	\$ 6,000	\$ 6,000	\$ 5,570	\$ 430
Printing & Binding	\$ 1,000	\$ 750	\$ 128	\$ 622
Legal Advertising	\$ 10,000	\$ 7,500	\$ 8,021	\$ (521)
Other Current Charges	\$ 5,000	\$ 3,750	\$ 380	\$ 3,370
Boundary Amendment Expenses	\$ -	\$ -	\$ 14,261	\$ (14,261)
Office Supplies	\$ 625	\$ 469	\$ 31	\$ 438
Travel Per Diem	\$ 660	\$ 495	\$ -	\$ 495
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 155,310	\$ 114,742	\$ 107,567	\$ 7,175

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ 5,948	\$ (948)
Field Management	\$ 15,000	\$ 11,250	\$ 8,125	\$ 3,125
Landscape Maintenance	\$ 80,000	\$ 60,000	\$ 20,818	\$ 39,182
Landscape Replacement	\$ 5,000	\$ 3,750	\$ 1,606	\$ 2,144
Lake Maintenance	\$ 12,000	\$ 9,000	\$ 3,098	\$ 5,902
Streetlights	\$ 48,000	\$ 36,000	\$ 23,923	\$ 12,077
Electric	\$ 3,600	\$ 3,600	\$ 4,814	\$ (1,214)
Water & Sewer	\$ 2,400	\$ 1,800	\$ -	\$ 1,800
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Irrigation Repairs	\$ 5,000	\$ 3,750	\$ 207	\$ 3,543
General Repairs & Maintenance	\$ 5,000	\$ 3,750	\$ 200	\$ 3,550
Contingency	\$ 7,500	\$ 5,625	\$ 861	\$ 4,764
Subtotal Field Expenditures	\$ 191,000	\$ 145,400	\$ 69,600	\$ 75,800
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 10,800	\$ 4,069	\$ 6,731
Amenity - Water	\$ 3,500	\$ 2,625	\$ 1,287	\$ 1,338
Playground Lease	\$ 14,000	\$ 10,500	\$ 4,781	\$ 5,719
Internet	\$ 3,000	\$ 2,250	\$ 505	\$ 1,745
Pest Control	\$ 720	\$ 540	\$ 456	\$ 84
Janitorial Services	\$ 8,500	\$ 6,375	\$ 2,004	\$ 4,371
Security Services	\$ 7,500	\$ 5,589	\$ 5,589	\$ -
Pool Maintenance	\$ 18,000	\$ 13,500	\$ 7,780	\$ 5,720
Amenity Access Management	\$ 5,000	\$ 3,750	\$ 1,667	\$ 2,083
Amenity Repairs & Maintenance	\$ 1,000	\$ 750	\$ 320	\$ 430
Contingency	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
Subtotal Amenity Expenditures	\$ 83,120	\$ 62,304	\$ 28,456	\$ 33,847
Total Operations & Maintenance	\$ 274,120	\$ 207,704	\$ 98,057	\$ 109,647
Total Expenditures	\$ 429,430	\$ 322,446	\$ 205,624	\$ 116,822
Excess (Deficiency) of Revenues over Expenditures	\$ 5,000		\$ 182,359	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (5,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (5,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 182,359	
Fund Balance - Beginning	\$ -		\$ 32,919	
Fund Balance - Ending	\$ -		\$ 215,278	

North Powerline Road

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2022

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 357,687	\$ 357,687	\$ 358,904	\$ 1,217
Assessments - Direct Bill	\$ 356,049	\$ 356,049	\$ -	\$ (356,049)
Assessments - Lot Closings	\$ -	\$ -	\$ 356,148	\$ 356,148
Assessments - Prepayments	\$ -	\$ -	\$ 21,501	\$ 21,501
Interest	\$ -	\$ -	\$ 182	\$ 182
Total Revenues	\$ 713,735	\$ 713,735	\$ 736,735	\$ 23,000
Expenditures:				
Interest - 11/1	\$ 232,922	\$ 232,922	\$ 232,922	\$ -
Principal - 5/1	\$ 250,000	\$ 250,000	\$ 250,000	\$ -
Special Call - 5/1	\$ -	\$ -	\$ 20,000	\$ (20,000)
Interest - 5/1	\$ 232,922	\$ 232,922	\$ 232,922	\$ -
Total Expenditures	\$ 715,844	\$ 715,844	\$ 735,844	\$ (20,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (2,108)		\$ 892	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (356,896)	\$ (356,896)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (356,896)	\$ (356,896)
Net Change in Fund Balance	\$ (2,108)		\$ (356,005)	
Fund Balance - Beginning	\$ 232,926		\$ 946,714	
Fund Balance - Ending	\$ 230,818		\$ 590,710	

North Powerline Road

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 998,153	\$ 998,153
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 998,153	\$ 998,153
Net Change in Fund Balance	\$ -		\$ 998,153	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 998,153	

North Powerline Road

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 2,200,226	\$ 2,200,226
Interest	\$ -	\$ -	\$ 3	\$ 3
Total Revenues	\$ -	\$ -	\$ 2,200,229	\$ 2,200,229
Expenditures:				
Capital Outlay - Phase 1	\$ -	\$ -	\$ 925,413	\$ (925,413)
Capital Outlay - Phase 2	\$ -	\$ -	\$ 1,371,433	\$ (1,371,433)
Total Expenditures	\$ -	\$ -	\$ 2,296,846	\$ (2,296,846)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (96,617)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 356,896	\$ 356,896
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 356,896	\$ 356,896
Net Change in Fund Balance	\$ -		\$ 260,279	
Fund Balance - Beginning	\$ -		\$ (270,885)	
Fund Balance - Ending	\$ -		\$ (10,606)	

North Powerline Road

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2022

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
Revenues				
Developer Advances	\$ -	\$ -	\$ 1,047,335	\$ 1,047,335
Total Revenues	\$ -	\$ -	\$ 1,047,335	\$ 1,047,335
Expenditures:				
Capital Outlay - CO1	\$ -	\$ -	\$ 427,287	\$ (427,287)
Capital Outlay - Phase 3	\$ -	\$ -	\$ 1,130,145	\$ (1,130,145)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 548,927	\$ (548,927)
Total Expenditures	\$ -	\$ -	\$ 2,106,359	\$ (2,106,359)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (1,059,024)	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 10,001,847	\$ 10,001,847
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 10,001,847	\$ 10,001,847
Net Change in Fund Balance	\$ -	\$ -	\$ 8,942,822	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 8,942,822	

North Powerline Road
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 666	\$ 40,510	\$ 2,690	\$ 144,616	\$ 3,432	\$ 693	\$ -	\$ 2,142	\$ -	\$ -	\$ -	\$ 194,749
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 658	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 658
Assessments - Lot Closings	\$ -	\$ 105,269	\$ -	\$ 73,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178,299
Boundary Amendment Contributions	\$ -	\$ 2,914	\$ -	\$ 4,367	\$ -	\$ 4,408	\$ 475	\$ -	\$ 2,097	\$ -	\$ -	\$ -	\$ 14,261
Interest	\$ 1	\$ 0	\$ 1	\$ 1	\$ 3	\$ 4	\$ 2	\$ 2	\$ 2	\$ -	\$ -	\$ -	\$ 16
Total Revenues	\$ 1	\$ 108,848	\$ 40,511	\$ 80,088	\$ 145,277	\$ 7,844	\$ 1,170	\$ 2	\$ 4,242	\$ -	\$ -	\$ -	\$ 387,983

Expenditures:

General & Administrative:

Supervisor Fees	\$ 600	\$ 600	\$ 800	\$ 800	\$ 600	\$ 800	\$ 600	\$ 1,600	\$ 600	\$ -	\$ -	\$ -	\$ 7,000
Engineering	\$ 118	\$ 118	\$ 118	\$ -	\$ 1,175	\$ 353	\$ 605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,485
Attorney	\$ 927	\$ 2,325	\$ 1,641	\$ 3,142	\$ 3,983	\$ 4,348	\$ 3,336	\$ 1,927	\$ -	\$ -	\$ -	\$ -	\$ 21,627
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ 4,600
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 517	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ 3,850
Trustee Fees	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ 27,038
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 29	\$ 31	\$ 60	\$ 71	\$ 162	\$ 49	\$ 21	\$ 77	\$ 160	\$ -	\$ -	\$ -	\$ 661
Insurance	\$ 5,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,570
Printing & Binding	\$ 4	\$ 7	\$ 1	\$ 1	\$ 103	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128
Legal Advertising	\$ 1,178	\$ 805	\$ -	\$ 441	\$ 3,935	\$ 857	\$ 805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,021
Other Current Charges	\$ 33	\$ 39	\$ 41	\$ 41	\$ 66	\$ 39	\$ 39	\$ 39	\$ 42	\$ -	\$ -	\$ -	\$ 380
Boundary Amendment Expenses	\$ 2,436	\$ 2,914	\$ 1,931	\$ 338	\$ 4,071	\$ 475	\$ -	\$ 2,097	\$ -	\$ -	\$ -	\$ -	\$ 14,261
Office Supplies	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 4	\$ 3	\$ 6	\$ -	\$ -	\$ -	\$ 31
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 19,744	\$ 10,511	\$ 8,715	\$ 12,547	\$ 17,769	\$ 10,607	\$ 12,181	\$ 11,015	\$ 4,479	\$ -	\$ -	\$ -	\$ 107,567

North Powerline Road
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 5,925	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,948
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ 8,125
Landscape Maintenance	\$ 1,300	\$ 1,889	\$ 1,889	\$ 1,889	\$ 1,889	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ -	\$ -	\$ -	\$ 20,818
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,606	\$ -	\$ -	\$ -	\$ -	\$ 1,606
Lake Maintenance	\$ -	\$ -	\$ -	\$ 444	\$ 444	\$ 444	\$ 883	\$ 883	\$ -	\$ -	\$ -	\$ -	\$ 3,098
Streetlights	\$ -	\$ -	\$ -	\$ 6,817	\$ 7,081	\$ 2,499	\$ 2,509	\$ 2,509	\$ 2,509	\$ -	\$ -	\$ -	\$ 23,923
Electric	\$ -	\$ -	\$ -	\$ 3,183	\$ 128	\$ 404	\$ 17	\$ 511	\$ 572	\$ -	\$ -	\$ -	\$ 4,814
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117	\$ -	\$ -	\$ 90	\$ -	\$ -	\$ -	\$ 207
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Contingency	\$ -	\$ -	\$ -	\$ 25	\$ -	\$ 94	\$ -	\$ 39	\$ 703	\$ -	\$ -	\$ -	\$ 861
Subtotal Field Expenditures	\$ 1,925	\$ 2,514	\$ 2,514	\$ 12,983	\$ 16,210	\$ 7,904	\$ 7,649	\$ 9,787	\$ 8,114	\$ -	\$ -	\$ -	\$ 69,600
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 230	\$ 1,467	\$ -	\$ 1,175	\$ 1,197	\$ -	\$ -	\$ -	\$ 4,069
Amenity - Water	\$ -	\$ -	\$ 324	\$ -	\$ 257	\$ -	\$ 327	\$ 182	\$ 196	\$ -	\$ -	\$ -	\$ 1,287
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,391	\$ 2,391	\$ -	\$ -	\$ -	\$ 4,781
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202	\$ 101	\$ 101	\$ 101	\$ -	\$ -	\$ -	\$ 505
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 354	\$ 550	\$ 550	\$ 550	\$ -	\$ -	\$ -	\$ 2,004
Security Services	\$ -	\$ -	\$ -	\$ 2,000	\$ 3,589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,589
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,780	\$ 1,500	\$ -	\$ -	\$ -	\$ 7,780
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ 1,667
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 160	\$ 160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ -	\$ -	\$ 324	\$ 2,160	\$ 5,736	\$ 4,395	\$ 2,895	\$ 6,595	\$ 6,352	\$ -	\$ -	\$ -	\$ 28,456
Total Operations & Maintenance	\$ 1,925	\$ 2,514	\$ 2,838	\$ 15,143	\$ 21,946	\$ 12,299	\$ 10,544	\$ 16,383	\$ 14,466	\$ -	\$ -	\$ -	\$ 98,057
Total Expenditures	\$ 21,669	\$ 13,025	\$ 11,553	\$ 27,690	\$ 39,715	\$ 22,905	\$ 22,725	\$ 27,397	\$ 18,945	\$ -	\$ -	\$ -	\$ 205,624
Excess (Deficiency) of Revenues over Expenditures	\$ (21,668)	\$ 95,823	\$ 28,959	\$ 52,398	\$ 105,562	\$ (15,061)	\$ (21,554)	\$ (27,395)	\$ (14,703)	\$ -	\$ -	\$ -	\$ 182,359
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (21,668)	\$ 95,823	\$ 28,959	\$ 52,398	\$ 105,562	\$ (15,061)	\$ (21,554)	\$ (27,395)	\$ (14,703)	\$ -	\$ -	\$ -	\$ 182,359

North Powerline Road

Community Development District

Long Term Debt Report

Series 2020, Special Assessment Revenue Bonds		
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$356,900	
Reserve Fund Balance	\$356,900	
Bonds Outstanding - 12/14/20		\$12,685,000
Principal Payment - 05/01/22		(\$250,000)
Special Call - 05/01/22		(\$20,000)
Current Bonds Outstanding		\$12,415,000

Series 2022, Special Assessment Revenue Bonds		
Maturity Date:	11/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$758,588	
Reserve Fund Balance	\$758,588	
Bonds Outstanding - 06/09/22		\$11,000,000
Current Bonds Outstanding		\$11,000,000

North Powerline Road
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

Gross Assessments \$ 208,697.75 \$ 384,609.20 \$ 593,306.95
Net Assessments \$ 194,088.91 \$ 357,686.56 \$ 551,775.46

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	35.18%	64.82%	100.00%
							O&M Portion	Series 2020 Debt Service	Total
11/30/21	ACH	\$2,011.21	(\$80.43)	(\$38.62)	\$0.00	\$1,892.16	\$665.57	\$1,226.59	\$1,892.16
12/14/21	ACH	\$102,571.71	(\$4,101.93)	(\$1,969.40)	\$0.00	\$96,500.38	\$33,944.34	\$62,556.04	\$96,500.38
12/17/21	ACH	\$8,044.84	(\$321.72)	(\$154.46)	\$0.00	\$7,568.66	\$2,662.30	\$4,906.36	\$7,568.66
12/27/21	1% Fee Adj	(\$5,933.07)	\$0.00	\$0.00	\$0.00	(\$5,933.07)	(\$2,086.98)	(\$3,846.09)	(\$5,933.07)
12/31/21	ACH	\$18,100.89	(\$723.87)	(\$347.54)	\$0.00	\$17,029.48	\$5,990.18	\$11,039.30	\$17,029.48
01/18/22	ACH	\$8,044.84	(\$241.36)	(\$156.07)	\$0.00	\$7,647.41	\$2,690.00	\$4,957.41	\$7,647.41
02/18/22	ACH	\$432,410.15	(\$12,889.47)	(\$8,390.41)	\$0.00	\$411,130.27	\$144,616.48	\$266,513.79	\$411,130.27
03/16/22	ACH	\$10,056.05	(\$100.60)	(\$199.11)	\$0.00	\$9,756.34	\$3,431.83	\$6,324.51	\$9,756.34
04/19/22	ACH	\$2,011.21	\$0.00	(\$40.22)	\$0.00	\$1,970.99	\$693.30	\$1,277.69	\$1,970.99
06/14/22	ACH	\$6,214.65	\$0.00	(\$124.29)	\$0.00	\$6,090.36	\$2,142.30	\$3,948.06	\$6,090.36
TOTAL		\$ 583,532.48	\$ (18,459.38)	\$ (11,420.12)	\$ -	\$ 553,652.98	\$ 194,749.32	\$ 358,903.66	\$ 553,652.98

100%	Net Percent Collected
0	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

CH DEV LLC 2022 - 01		Net Assessments		\$535,005.35	\$178,956.56	\$356,048.79
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2020 Debt Service
2/24/22	11/1/21	1102	\$267,502.67	\$657.93	\$657.93	\$0.00
	2/1/22		\$133,751.34	*		
	5/1/22		\$133,751.34	*		
			\$535,005.35	\$657.93	\$657.93	\$0.00

CH DEV LLC 2022-02		Net Assessments		\$61,384.70	\$61,384.70
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance
	11/1/21		\$30,692.35	*	
	1/1/22		\$15,346.18	*	
	5/1/22		\$15,346.18	*	
			\$61,384.71	\$0.00	\$0.00

*Remaining amounts to be collected at lot closings