

*North Powerline Road
Community Development District*

Meeting Agenda

February 7, 2023

AGENDA

North Powerline Road Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

January 31, 2023

Board of Supervisors North Powerline Road Community Development District

Dear Board Members:

A regular Board of Supervisors Meeting of the **North Powerline Road Community Development District** will be held **Tuesday, February 7, 2023 at 11:00 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/83032630323>

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

Meeting ID: 830 3263 0323

Following is the advance agenda for the meeting:

Board of Supervisors 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. Organizational Matters
 - A. Swearing in of Elected Supervisor Rennie Heath (Elected at November 17, 2022 Landowners Election)
4. Approval of Minutes of the January 3, 2023 Board of Supervisors Meeting
5. Public Hearing
 - A. Public Hearing on the Adoption of Towing Policies and Rules for Overnight Parking within the District
 - i. Consideration of Resolution 2023-04 Adopting Towing Policies and Rules for Overnight Parking Within the District
6. Consideration of Resolution 2023-05 Authorizing the Payment or Assignment of Impact Fee Credits and Authorizing the Chair to Enter into Agreements
7. Discussion Regarding Resident Request to Hold Weekend Group Fitness Classes at Amenity Center
8. Ratification of Revised Fiscal Year 2023 Meeting Schedule and Time of Remaining Meetings
9. Staff Reports
 - A. Attorney
 - B. Engineer

¹ Comments will be limited to three (3) minutes

- C. Field Manager's Report
 - i. Presentation of Playground Fencing Map
 - a) Consideration of Proposal from Hillcrest Fence for Residential Grade Fencing
 - b) Consideration of Proposal from Hillcrest Fencing for Commercial Grade Fencing
 - ii. Consideration of Proposal for Northeast Gina Lane Clean-Up from Prince & Sons, Inc.
- 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 Tuesday, **January 3, 2023** at 11:06 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk
Daniel Arnette
Emily Cassidy
Kevin Chinoy *via Zoom*

Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Lauren Gentry
Marshall Tindall

District Manager, GMS
District Counsel, KE Law
Field Manager, GMS

The following is a summary of the discussions and actions taken at the January 3, 2023 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, constituting a quorum, and one Board member joined via Zoom.

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 December 6, 2022 Audit Committee and Board of Supervisor Meetings

Ms. Burns presented the December 6, 2022 Board of Supervisors and Audit Committee meeting minutes. She asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the December 6, 2022 Board of Supervisors and Audit Committee Meeting Minutes, were approved.

FOURTH ORDER OF BUSINESS

Discussion Regarding Implementing Parking and Towing Policies and Procedures in the Community (Possible Consideration of Resolution 2023-03 Setting a Public Hearing to Adopt Towing Policies and Rules for Overnight Parking within the District)

Ms. Burns stated that they had started to get some complaints from residents. The Board briefly discussed the parking and towing policies and procedures in the community. It was decided to bring this discussion back to the next meeting. Ms. Burns recommended setting the public hearing for the February 7th meeting.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Resolution 2023-03 Setting a Public Hearing to Adopt Towing Policies and Rules for Overnight Parking within the District for February 7, 2023, was approved.

FIFTH ORDER OF BUSINESS

Presentation and Approval of Arbitrage Rebate Report for Series 2020 Bonds

Ms. Burns stated that the arbitrage rebate report was in the agenda package for Board review. She asked if anyone had any questions. Hearing none,

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Accepting the Arbitrage Rebate Report for Series 2020 Bonds, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Contract Agreement with Polk County Property Appraiser

Ms. Burns presented the Contract Agreement with Polk County Property Appraiser to the Board.

SEVENTH ORDER OF BUSINESS

Consideration of 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns presented the 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser to the Board.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Contract Agreement with Polk County Property Appraiser and the 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry stated that she had nothing to report.

B. Engineer

There being none, the next item followed.

C. Field Manager's Report

i. Consideration of Proposal for Playground Fencing *(to be provided under separate cover)*

Mr. Tindall reviewed the field manager's report with the Board. He noted that the landscaping work had been good, the grass had been mowed, planters had been kept neat and clean, and the ponds looked good overall. He discussed that they were monitoring some hog activity around some of the CDD areas. He also discussed that they were going to review the entry landscape with the landscaper for consideration of some minor adjustments for continuity and ease of maintenance. He noted that the maintenance of the facilities was satisfactory. He reviewed that a small area of coping was being repaired under warranty, a new table frame was ordered and would be installed once received. It was also noted that an ISP line was cut by home construction and the repair was arranged and the card systems were restored. Some of the in-progress items that Mr. Tindall reviewed was the playground fence. He stated that the playground measurements were

taken and submitted to fence vendors. He noted that they were gathering proposals for the fence and installation. He reviewed an upcoming item, which was the pool furniture that would be cleaned in the off season.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register that was in the agenda package for review.

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

ii. Balance Sheet & Income Statement

Ms. Burns presented the financials, asking if there were any questions. Hearing none, the next item followed.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

SECTION A

SECTION 1

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, policies, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (“Rules”), attached hereto as **Exhibit A** and incorporated herein, pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, *Florida Statutes*; and

WHEREAS, the District has properly noticed for rule development and rulemaking regarding the Rules and a public hearing was held at a meeting of the Board on February 7, 2023; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rules for immediate use and application.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein.

SECTION 2. The District hereby adopts the Rules, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[Continue onto next page]

PASSED AND ADOPTED this 7th day of February, 2023.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Rules Relating to Parking and Parking Enforcement

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO PARKING AND PARKING ENFORCEMENT**

In accordance with Chapter 190, *Florida Statutes*, and on February 7, 2023, at a duly noticed public meeting, the Board of Supervisors of the North Powerline Road Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto.

SECTION 2. DEFINITIONS.

- A.** *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D.** *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E.** *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- F.** *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- G.** *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted in designated parking areas, as indicated by asphalt markings for parking spaces. On-street parking is only authorized on the ____-numbered side of the street (as indicated by address numbers). On-street parking is expressly prohibited on the ____-numbered side of the street (as indicated by address numbers). **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes.**

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The ____-numbered side of the street (as indicated by address numbers) and those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles as set forth in Section 5 herein ("**Tow-Away Zone**").

SECTION 5. EXCEPTIONS.

- A. ON-STREET PARKING EXCEPTIONS.** Abandoned and/or broken down Vehicles are not permitted to be parked on-street at any time and are subject to towing at the Owner's expense. Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner's expense.
- B. PARKING DURING AMENITY HOURS.** Vehicles may park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight parking is permitted at the amenity facilities.
- C. MAILBOX PARKING.** Parking at the mailboxes is limited to 5 (five) minutes only for the purpose of retrieving mail.
- D. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.
- E. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set

forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in the Tow-Away Zone.

- C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

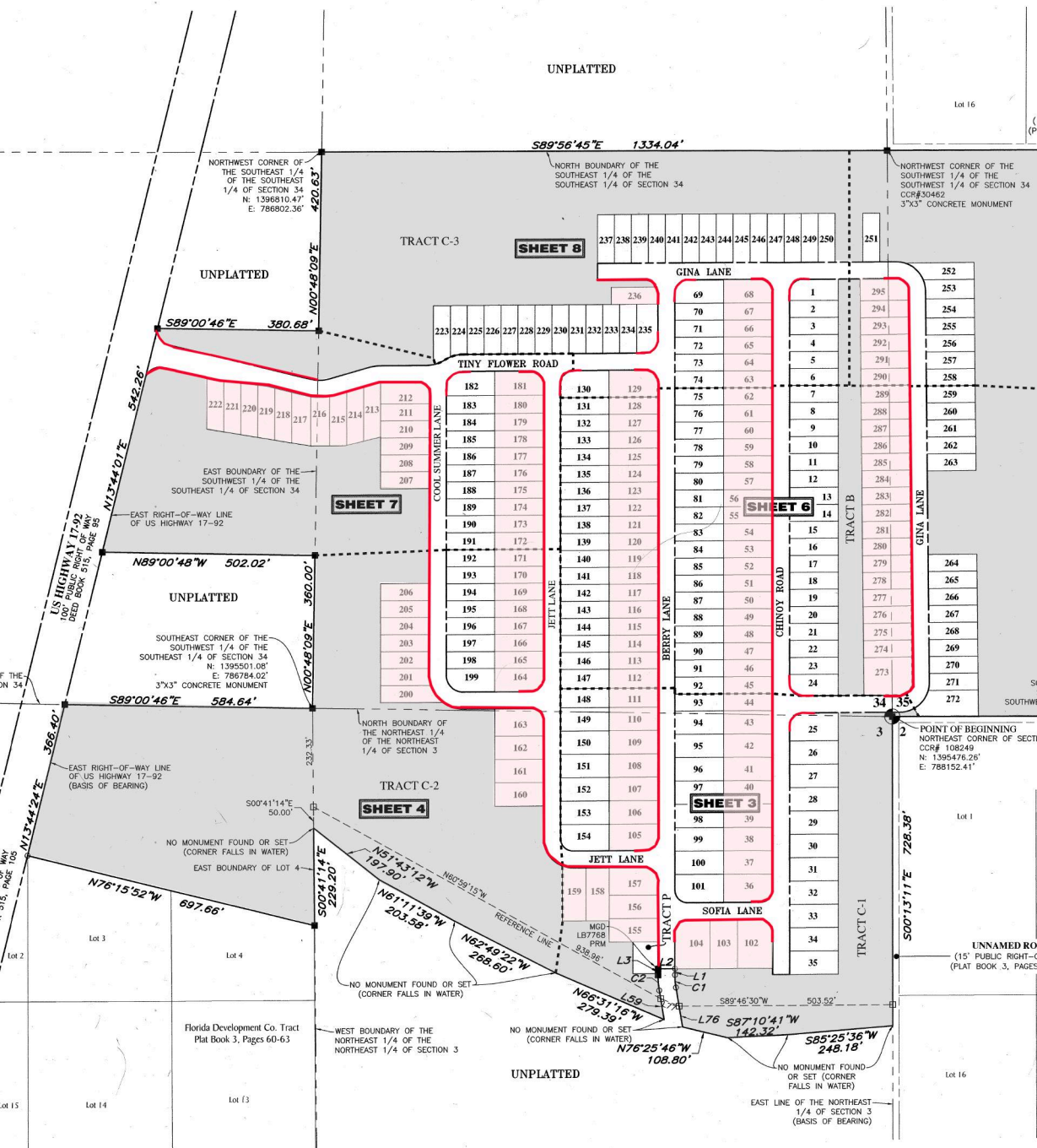
SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones as the District acquires additional common areas. Such designations of new Tow-Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow-Away Zones.

EXHIBIT A: *Tow-Away Zones (highlighted areas)*

Effective date: February 7, 2023

EXHIBIT A
Tow Away Zones

(EXAMPLE NO PARKING EVEN SIDE)



Proposal #1030



Governmental Management Services

Maintenance
Services

Bill To/District: North Powerline Road CDD	Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
<u>North Powerline Road CDD – Parking Signs</u>	
- This proposal is for 67 ‘No-parking’ signs, delivery, and installation.	

Qty	Description	Unit Price	Line Total
	Labor		\$3,040.00
	Mobilizations		\$260.00
	Equipment		\$300.00
	Materials		\$6,613.93
Total Due:			\$10,213.93

SECTION VI

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE PAYMENT AND OR ASSIGNMENT OF IMPACT FEE CREDITS; AUTHORIZING THE CHAIRMAN TO ENTER INTO AGREEMENTS; PROVIDING FOR CERTAIN FINDINGS OF THE BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, *Florida Statutes* authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District is currently constructing certain utility improvements necessary to serve the residents and landowners within the District (“District Improvements”); and

WHEREAS, the District and the Developer have entered into those certain completion agreements (the “Funding Agreements”), whereby the Developer has agreed to fund the cost of the District’s Improvements not otherwise funded by the proceeds of the District’s Capital Improvement Revenue Bonds (“Bonds”); and

WHEREAS, the City has requested that the District increase the size and capacity of certain utility improvements being installed by the District to facilitate future City utility service capacity (the “City Improvement Costs”) A copy of the location, size and estimated costs are set forth in Exhibit A attached hereto and incorporated herein by this reference; and

WHEREAS, the Developer has or will be responsible for the increased funding associated with the City Improvement Costs pursuant to the Funding Agreements; and

WHEREAS, the City has agreed to refund the City Improvement Costs through the granting of “Impact Fee Credits”; and

WHEREAS, because of the funds for the City Improvement Costs have or will be provided by the Developer pursuant to the Funding Agreements, the District has determined that the Impact Fee Credits received from the City should go directly to the Developer as a refund or credit; and

WHEREAS, The District will not be responsible for any additional refund or credit to Developer as a result of any funding provided by the Developer to the District associated with or resulting from the payment of City Improvement Costs; and

WHEREAS, the District Board of Supervisors hereby appoints and authorizes the District Chairman to enter into any agreements with the City or Developer in furtherance of this Resolution, including the approval of certain change orders to the District's current construction contracts to recognize the City Improvement Costs.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. FINDINGS. The District Board of Supervisors hereby finds that it is in the best interest of the District, the Developer, and the City to authorize changes to the District's Improvements to provide for the additional work related to the City Improvements.

SECTION 3. AUTHORIZATION The District Chairman is hereby authorized to enter into an agreement with the City and the Developer to facilitate the construction and funding of the City Improvement Costs and to enter into and execute such other documents on behalf of the District, including change orders, to carry out the provisions of this Resolution.

SECTION 4. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 7th day of February 2023.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION VIII



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

North Powerline Cdd
North Powerline Cdd
219 EAST LIVINGSTON ST.
ORLANDO FL 32801

STATE OF WISCONSIN, COUNTY OF BROWN

The Ledger-News Chief, a newspaper printed and published in the city of Lakeland, and of general circulation in the County of Polk, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated or by publication on the newspaper's website, if authorized, on:

01/10/2023

and that the fees charged are legal.
Sworn to and subscribed before on 01/10/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$320.93

Order No: 8274391

Customer No: 535209

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of Copies:
1

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SARAH BERTELSEN
Notary Public
State of Wisconsin

BOARD OF SUPERVISORS MEETING DATES NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

The Board of Supervisors of the North Powerline Road Community Development District will hold their remaining regular meetings for Fiscal Year 2023 on the 1st Tuesday of each month, at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, at 11:00 a.m., unless otherwise indicated as follows:

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
1/10/23 8274391

SECTION IX

SECTION C

North Powerline Road CDD

Field Management Report



02/07/2023

Marshall Tindall

Field Services Manager

GMS

Complete

Landscaping & Ponds

- ✚ Landscaping work has been good.
- ✚ Grass has been mowed and planters have been kept neat and clean.
- ✚ Ponds look good overall.
- ✚ Tract C3 corner cleanup proposal submitted by landscaper for review.



Complete

Amenity

- ✚ Maintenance of facilities is satisfactory.
- ✚ New table frame has arrived and we will be put in soon.
- ✚ ISP line was cut due to shallow burial. Located issue and coordinated line repair with Frontier.
- ✚ Proposals gathered for playground fence.



In Progress

Signs review




Review of signs moved or damaged during construction.



Upcoming

Furniture Cleaning

 Pool furniture will be scheduled for cleaning before spring.



Conclusion

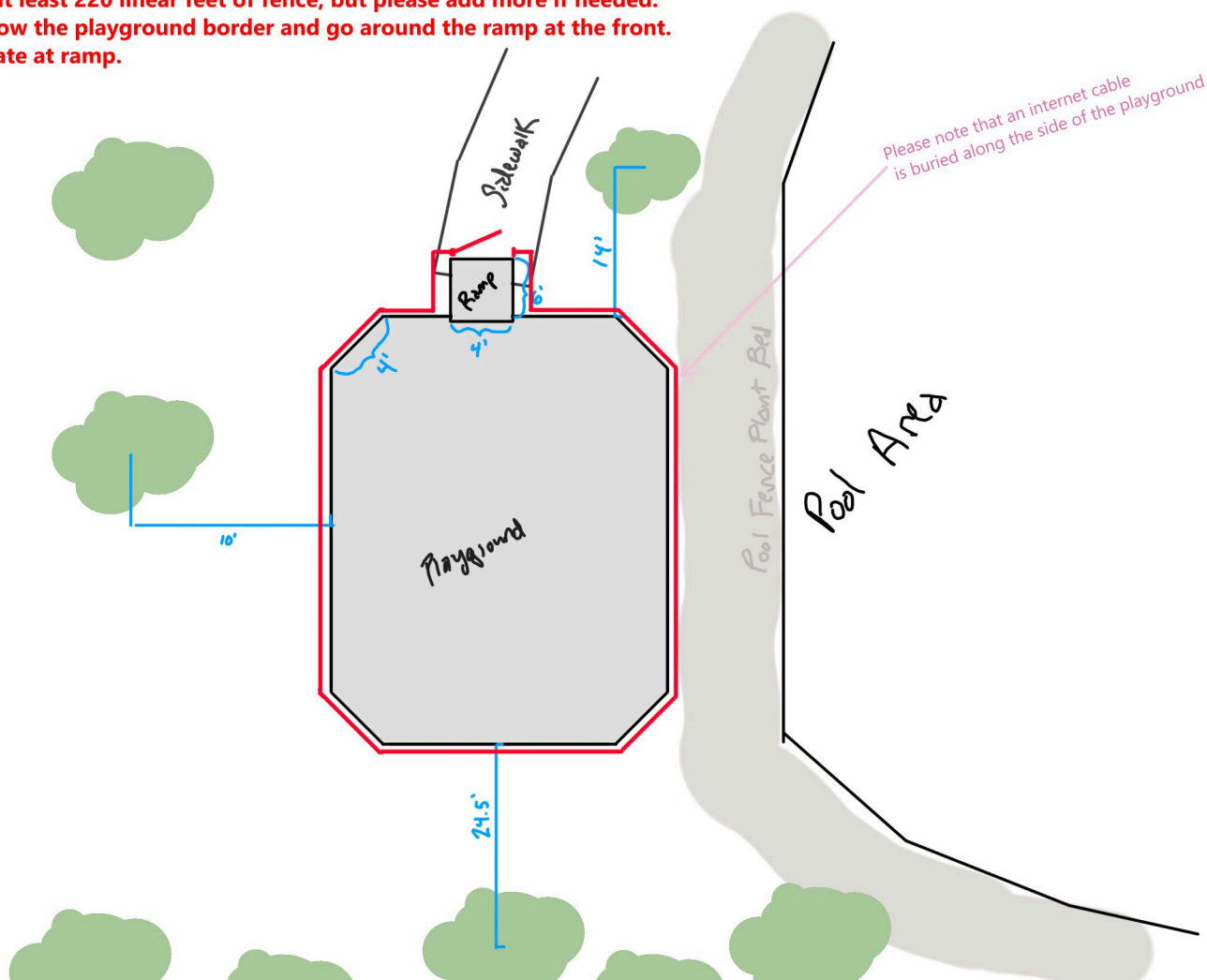
For any questions or comments regarding the above information, please contact me by phone at 407-346-2453, or by email at mtindall@gmscfl.com. Thank you.

Respectfully,
Marshall Tindall

SECTION 1



Perimeter of playground's plastic border including ramp is approximately 196'.
Measurements in photo above are also for the plastic border and do not include extra.
I would plan for at least 220 linear feet of fence, but please add more if needed.
Fence should follow the playground border and go around the ramp at the front.
*Need 1 access gate at ramp.



SECTION (a)

davidthefenceguy@gmail.com

HILLCREST FENCE LLC

Phone #863-812-9397

ESTIMATE

Bill To

North power line rd. CDD
, Fl.
Usa

Estimate Number EST-0007

Estimate Date Jan 11, 2023

Expiry Date Jan 11, 2023

Item Name	Quantity	Rate	Amount
Install approximately 120 linear feet of RESIDENTIAL ALUMINUM picket fence around playgrounds to include One 4x4 residential swing gate and hardware	1	11682.00	11682.00
Sub total			11682.00
Sales tax exempt (0%)			0.00
Total			\$11682.00

Notes

Look forward to doing business with you.

Terms & Conditions

By signing below you verify to have read and hereby agree to ALL terms & conditions put forth in the initial HILLCREST FENCE LLC Greeting and estimate package.

Signature x_____

SECTION (b)

Hillcrest Fence

Davidthefenceguy@gmail.com

Arborvitae Ln.

Polk city, Fl., 33868

ESTIMATE

Bill To

North Powerline Road CDD

Estimate Number EST-0003

Estimate Date Jan 05, 2023

Item Name	Quantity	Rate	Amount
Install 220 linear feet of INDUSTRIAL GRADE ALUMINUM picket fencing near around playgroundTo include one 4 ft by 4 ft single pedestrian walk gate	1	21237.00	21237.00
Subtotal			21237.00
Sales tax (7%)			1486.59
Total			\$22723.59

SECTION 2



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: Jan 11, 2023

SUBMITTED TO:

GMS Services

Marshall Tindall

Phone: 407-346-2453

Email: Mtindall@gmscf.com

Job Name / Location:

Horse Creek

Davenport 33837

Proposal to clean up to the wood line between the homes 261 & 265 Gina Ln.

	Qty	Unit	Unit Cost	TOTAL
Labor/Disposal	1		\$990.00	\$990.00
			Total:	\$990.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Santos Jr Pantoja

Date Submitted: Jan 11, 2023

Accepted by: _____

Date Accepted: _____

SECTION D

SECTION 1

North Powerline Road Community Development District

Summary of Checks

December 24, 2022 to January 27, 2023

Bank	Date	Check No.'s	Amount	
General Fund	1/11/23	438 - 446	\$	9,677.99
	1/19/23	447 - 451	\$	11,509.36
	1/20/23	452	\$	696,960.13
			\$	718,147.48

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 1/31/23		PAGE 1		
*** CHECK DATES 12/24/2022 - 01/27/2023 ***		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 #
1/11/23	00014	12/31/22	021453	202212	310-51300-31100	ENGINEERING SVCS - DEC 22		*	434.27		
ABSOLUTE ENGINEERING INC										434.27 000438	
1/11/23	00051	12/22/22	8832	202212	330-57200-48200	MTHLY CLEANING SVC-DEC 22		*	550.00		
CSS CLEAN STAR SERVICES CENTRAL FL										550.00 000439	
1/11/23	00057	1/03/23	DA010320	202301	310-51300-11000	SUPERVISOR FEES 01/03/23		*	200.00		
DANIEL ARNETTE										200.00 000440	
1/11/23	00058	1/03/23	EC010320	202301	310-51300-11000	SUPERVISOR FEES 01/03/23		*	200.00		
EMILY J CASSIDY										200.00 000441	
1/11/23	00006	1/01/23	85	202301	310-51300-34000	MANAGEMENT FEES - JAN 23		*	3,154.42		
		1/01/23	85	202301	310-51300-35200	WEBSITE ADMIN - JAN 23		*	100.00		
		1/01/23	85	202301	310-51300-35100	INFO TECHNOLOGY - JAN 23		*	150.00		
		1/01/23	85	202301	310-51300-31300	DISSEMINATION - JAN 23		*	500.00		
		1/01/23	85	202301	330-57200-48300	AMENITY ACCESS - JAN 23		*	416.67		
		1/01/23	85	202301	310-51300-51000	OFFICE SUPPLIES		*	5.84		
		1/01/23	85	202301	310-51300-42000	POSTAGE		*	70.11		
		1/01/23	85	202301	310-51300-42500	COPIES		*	.90		
		1/01/23	86	202301	320-53800-34000	FIELD MANAGEMENT - JAN 23		*	1,312.50		
GOVERNMENTAL MANAGEMENT SERVICES-CF										5,710.44 000442	
1/11/23	00008	1/03/23	KC010320	202301	310-51300-11000	SUPERVISOR FEES 01/03/23		*	200.00		
KEVIN CHINOY										200.00 000443	
1/11/23	00009	1/03/23	LS010320	202301	310-51300-11000	SUPERVISOR FEES 01/03/23		*	200.00		
LAUREN SCHWENK										200.00 000444	
1/11/23	00050	1/01/23	18218	202301	330-57200-48500	POOL MAINTENANCE - JAN 23		*	1,500.00		
RESORT POOL SERVICES DBA										1,500.00 000445	
NPRC NORTH POWER LI MBYINGTON											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/11/23	00059	12/22/22 11100600	202212 330-57200-34500		*	455.52	
		SECURITY 12/16 - 12/22/22					
		12/29/22 11108301	202212 330-57200-34500		*	227.76	
		SECURITY 12/23 - 12/29/22					
				SECURITAS SECURITY SERVICES USA,INC			683.28 000446
1/19/23	00049	1/01/23 26557	202301 320-53800-47000		*	918.00	
		LAKE MAINTENANCE - JAN 23					
				AQUAGENIX			918.00 000447
1/19/23	00034	1/01/23 7695	202301 320-53800-46200		*	2,990.42	
		LANDSCAPE MAINT - JAN 23					
				PRINCE & SONS INC.			2,990.42 000448
1/19/23	00059	1/05/23 11120783	202301 330-57200-34500		*	1,110.24	
		SECURITY SVCS 12/30-01/05					
				SECURITAS SECURITY SERVICES USA,INC			1,110.24 000449
1/19/23	00025	12/01/22 11262	202212 320-53800-46300		*	4,100.00	
		LANDSCAPE MODIFICATIONS					
				STEWART & ASSOCIATES PRPOERTY SVC			4,100.00 000450
1/19/23	00054	1/19/23 01192023	202301 300-15500-10000		*	2,390.70	
		PLAYGRND/FUR LEASE-FEB 23					
				WHFS, LLC			2,390.70 000451
1/20/23	00044	1/20/23 01202023	202301 300-20700-10200		*	696,960.13	
		ASSESSMENT TXFER - S2020					
				NORTH POWERLINE ROAD CDD C/O USBANK			696,960.13 000452
				TOTAL FOR BANK A		718,147.48	
				TOTAL FOR REGISTER		718,147.48	

SECTION 2

North Powerline Road
Community Development District

Unaudited Financial Reporting
December 31, 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
December 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 1,030,466	\$ -	\$ -	\$ 1,030,466
Capital Projects Account	\$ -	\$ -	\$ 1,000	\$ 1,000
<u>Investments:</u>				
<u>Series 2020</u>				
Reserve	\$ -	\$ 356,047	\$ -	\$ 356,047
Revenue	\$ -	\$ 15,332	\$ -	\$ 15,332
Prepayment	\$ -	\$ 9	\$ -	\$ 9
Construction - Phase 1	\$ -	\$ -	\$ 9,599	\$ 9,599
Construction - Phase 2	\$ -	\$ -	\$ 387	\$ 387
<u>Series 2022</u>				
Reserve	\$ -	\$ 758,588	\$ -	\$ 758,588
Revenue	\$ -	\$ 8,696	\$ -	\$ 8,696
Interest	\$ -	\$ 1,771	\$ -	\$ 1,771
Construction - Phase 3	\$ -	\$ -	\$ 312,001	\$ 312,001
Construction - Phase 4	\$ -	\$ -	\$ 13,957	\$ 13,957
Due from Developer	\$ -	\$ -	\$ 29,000	\$ 29,000
Due from General Fund	\$ -	\$ 542,283	\$ -	\$ 542,283
Prepaid Expenses	\$ 2,391	\$ -	\$ -	\$ 2,391
Total Assets	\$ 1,032,856	\$ 1,682,726	\$ 365,944	\$ 3,081,527
Liabilities:				
Accounts Payable	\$ 8,788	\$ -	\$ -	\$ 8,788
Contracts Payable	\$ -	\$ -	\$ 29,000	\$ 29,000
Due to Debt Service	\$ 542,283	\$ -	\$ -	\$ 542,283
Retainage Payable	\$ -	\$ -	\$ 232,664	\$ 232,664
Total Liabilities	\$ 551,071	\$ -	\$ 261,664	\$ 812,735
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 2,391	\$ -	\$ -	\$ 2,391
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 913,672	\$ -	\$ 913,672
Debt Service - Series 2022	\$ -	\$ 769,055	\$ -	\$ 769,055
Capital Projects - Series 2020	\$ -	\$ -	\$ 10,986	\$ 10,986
Capital Projects - Series 2022	\$ -	\$ -	\$ 93,294	\$ 93,294
Unassigned	\$ 479,395	\$ -	\$ -	\$ 479,395
Total Fund Balances	\$ 481,786	\$ 1,682,726	\$ 104,280	\$ 2,268,792
Total Liabilities & Fund Balance	\$ 1,032,856	\$ 1,682,726	\$ 365,944	\$ 3,081,527

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 371,728	\$ 286,695	\$ 286,695	\$ -
Assessments - Direct Bill	\$ 178,885	\$ 89,443	\$ 89,443	\$ -
Developer Contributions	\$ 114,111	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ 60	\$ 60
Interest	\$ -	\$ -	\$ 7	\$ 7
Total Revenues	\$ 664,725	\$ 376,138	\$ 376,205	\$ 67

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,200	\$ 800
Engineering	\$ 20,000	\$ 5,000	\$ 847	\$ 4,153
Attorney	\$ 30,000	\$ 7,500	\$ 7,126	\$ 374
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 1,750	\$ 1,500	\$ 250
Trustee Fees	\$ 12,500	\$ -	\$ -	\$ -
Management Fees	\$ 37,853	\$ 9,463	\$ 9,463	\$ (0)
Information Technology	\$ 1,800	\$ 450	\$ 450	\$ -
Website Maintenance	\$ 1,200	\$ 300	\$ 300	\$ -
Telephone	\$ 300	\$ 75	\$ -	\$ 75
Postage & Delivery	\$ 1,000	\$ 250	\$ 87	\$ 163
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Printing & Binding	\$ 1,000	\$ 250	\$ -	\$ 250
Legal Advertising	\$ 10,000	\$ 2,500	\$ 1,939	\$ 561
Other Current Charges	\$ 5,000	\$ 1,250	\$ 118	\$ 1,132
Office Supplies	\$ 625	\$ 156	\$ 10	\$ 146
Travel Per Diem	\$ 600	\$ 150	\$ -	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 159,587	\$ 44,403	\$ 35,654	\$ 8,749

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 20,000	\$ 20,000	\$ 11,774	\$ 8,226
Field Management	\$ 15,750	\$ 3,938	\$ 3,938	\$ -
Landscape Maintenance	\$ 95,000	\$ 23,750	\$ 8,971	\$ 14,779
Landscape Replacement	\$ 25,000	\$ 6,250	\$ 4,100	\$ 2,150
Lake Maintenance	\$ 21,600	\$ 5,400	\$ 2,754	\$ 2,646
Streetlights	\$ 75,000	\$ 18,750	\$ 7,527	\$ 11,223
Electric	\$ 7,500	\$ 1,875	\$ 778	\$ 1,097
Water & Sewer	\$ 2,400	\$ 600	\$ 183	\$ 417
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 625	\$ -	\$ 625
Irrigation Repairs	\$ 5,000	\$ 1,250	\$ 229	\$ 1,021
General Repairs & Maintenance	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Contingency	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Subtotal Field Expenditures	\$ 292,250	\$ 88,063	\$ 40,253	\$ 47,809
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 3,600	\$ 3,468	\$ 132
Amenity - Water	\$ 4,000	\$ 1,000	\$ 545	\$ 455
Playground Lease	\$ 28,688	\$ 7,172	\$ 7,172	\$ -
Internet	\$ 2,000	\$ 500	\$ 303	\$ 197
Pest Control	\$ 600	\$ 150	\$ -	\$ 150
Janitorial Services	\$ 7,500	\$ 1,875	\$ 1,650	\$ 225
Security Services	\$ 34,000	\$ 8,500	\$ 1,139	\$ 7,361
Pool Maintenance	\$ 20,000	\$ 5,000	\$ 4,750	\$ 250
Amenity Access Management	\$ 5,000	\$ 1,250	\$ 1,250	\$ (0)
Amenity Repairs & Maintenance	\$ 15,000	\$ 3,750	\$ 2,132	\$ 1,618
Contingency	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Subtotal Amenity Expenditures	\$ 138,688	\$ 34,672	\$ 22,408	\$ 12,264
Total Operations & Maintenance	\$ 430,938	\$ 122,735	\$ 62,661	\$ 60,073
Total Expenditures	\$ 590,525	\$ 167,138	\$ 98,315	\$ 68,823
Excess (Deficiency) of Revenues over Expenditures	\$ 74,200		\$ 277,890	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (74,200)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (74,200)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0		\$ 277,890	
Fund Balance - Beginning	\$ -		\$ 203,895	
Fund Balance - Ending	\$ 0		\$ 481,786	

North Powerline Road

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 711,117	\$ 548,561	\$ 548,561	\$ -
Interest	\$ -	\$ -	\$ 3,389	\$ 3,389
Total Revenues	\$ 711,117	\$ 548,561	\$ 551,949	\$ 3,389
Expenditures:				
Interest - 11/1	\$ 229,241	\$ 229,241	\$ 229,241	\$ (0)
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	\$ 255,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 229,241	\$ -	\$ -	\$ -
Total Expenditures	\$ 713,481	\$ 229,241	\$ 234,241	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (2,364)		\$ 317,709	
Fund Balance - Beginning	\$ 233,810		\$ 595,963	
Fund Balance - Ending	\$ 231,446		\$ 913,672	

North Powerline Road

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
Revenues:				
Assessments - Direct Bill	\$ 758,588	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 5,859	\$ 5,859
Total Revenues	\$ 758,588	\$ -	\$ 5,859	\$ 5,859
Expenditures:				
Interest - 11/1	\$ 239,566	\$ 239,566	\$ 239,566	\$ 0
Principal - 5/1	\$ 150,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 303,675	\$ -	\$ -	\$ -
Total Expenditures	\$ 693,241	\$ 239,566	\$ 239,566	\$ 0
Excess (Deficiency) of Revenues over Expenditures	\$ 65,347		\$ (233,706)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 1,771	\$ 1,771
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 1,771	\$ 1,771
Net Change in Fund Balance	\$ 65,347		\$ (231,935)	
Fund Balance - Beginning	\$ 239,566		\$ 1,000,990	
Fund Balance - Ending	\$ 304,912		\$ 769,055	

North Powerline Road

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 7,570	\$ 7,570
Interest	\$ -	\$ -	\$ 69	\$ 69
Total Revenues	\$ -	\$ -	\$ 7,639	\$ 7,639
Expenditures:				
Capital Outlay - Phase 1	\$ -	\$ -	\$ 232	\$ (232)
Capital Outlay - Phase 2	\$ -	\$ -	\$ 7,570	\$ (7,570)
Total Expenditures	\$ -	\$ -	\$ 7,802	\$ (7,802)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (163)	
Fund Balance - Beginning	\$ -	\$ -	\$ 11,149	
Fund Balance - Ending	\$ -	\$ -	\$ 10,986	

North Powerline Road

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2022

	Adopted Budget	Prorated Budget Thru 12/31/22	Actual Thru 12/31/22	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 449,818	\$ 449,818
Interest	\$ -	\$ -	\$ 29,057	\$ 29,057
Total Revenues	\$ -	\$ -	\$ 478,875	\$ 478,875
Expenditures:				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 2,376,035	\$ (2,376,035)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 1,885,152	\$ (1,885,152)
Total Expenditures	\$ -	\$ -	\$ 4,261,187	\$ (4,261,187)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (3,782,312)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (1,771)	\$ (1,771)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (1,771)	\$ (1,771)
Net Change in Fund Balance	\$ -	\$ -	\$ (3,784,083)	
Fund Balance - Beginning	\$ -	\$ -	\$ 3,877,377	
Fund Balance - Ending	\$ -	\$ -	\$ 93,294	

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	\$ -	\$ 9,803	\$ 276,892	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	286,695
Assessments - Direct Bill	\$ 44,722	\$ -	\$ 44,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	89,443
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Miscellaneous Revenue	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60
Interest	\$ 1	\$ 2	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7
Total Revenues	\$ 44,783	\$ 9,805	\$ 321,618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	376,205

Expenditures:

General & Administrative:

Supervisor Fees	\$ 600	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,200
Engineering	\$ 413	\$ -	\$ 434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	847
Attorney	\$ 2,822	\$ 1,370	\$ 2,935	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,126
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Dissemination	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,463
Information Technology	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 25	\$ 16	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	87
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,988
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 311	\$ 1,627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,939
Other Current Charges	\$ 39	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	118
Office Supplies	\$ 1	\$ 6	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 19,279	\$ 7,763	\$ 8,612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35,654

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	\$ 11,774	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,774
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,938
Landscape Maintenance	\$ 2,990	\$ 2,990	\$ 2,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,971
Landscape Replacement	\$ -	\$ -	\$ 4,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,100
Lake Maintenance	\$ 918	\$ 918	\$ 918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,754
Streetlights	\$ 2,509	\$ 2,509	\$ 2,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,527
Electric	\$ 195	\$ 321	\$ 262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	778
Water & Sewer	\$ 150	\$ 33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	183
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 229	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	229
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 20,078	\$ 8,083	\$ 12,092	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,253
Amenity Expenditures													
Amenity - Electric	\$ 956	\$ 1,614	\$ 898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,468
Amenity - Water	\$ 175	\$ 173	\$ 197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	545
Playground Lease	\$ 2,391	\$ 2,391	\$ 2,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,172
Internet	\$ 101	\$ 101	\$ 101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	303
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ 550	\$ 550	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,650
Security Services	\$ -	\$ -	\$ 1,139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,139
Pool Maintenance	\$ 1,750	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,750
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,250
Amenity Repairs & Maintenance	\$ 1,882	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,132
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 8,221	\$ 6,995	\$ 7,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,408
Total Operations & Maintenance	\$ 28,299	\$ 15,078	\$ 19,284	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	62,661
Total Expenditures	\$ 47,578	\$ 22,841	\$ 27,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	98,315
Excess (Deficiency) of Revenues over Expenditures	\$ (2,795)	\$ (13,036)	\$ 293,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	277,890
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (2,795)	\$ (13,036)	\$ 293,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	277,890

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	\$356,047	
Reserve Fund Balance	\$356,047	
Bonds Outstanding - 12/14/20		\$12,685,000
Less: Principal Payment - 05/01/22		(\$250,000)
Less: Special Call - 05/01/22		(\$20,000)
Less: Special Call - 11/01/22		(\$5,000)
Current Bonds Outstanding		\$12,410,000

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 2023

Gross Assessments \$ 400,416.70 \$ 766,155.52 \$ 1,166,572.22
Net Assessments \$ 372,387.53 \$ 712,524.63 \$ 1,084,912.16

ONROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	Series 2020	Total
								Debt Service	
							34.32%	65.68%	100.00%
11/16/22	10/01/22 - 10/31/22	\$10,160.21	(\$406.39)	(\$195.08)	\$0.00	\$9,558.74	\$3,281.11	\$6,277.63	\$9,558.74
11/21/22	11/01/22 - 11/06/22	\$22,539.95	(\$901.49)	(\$432.77)	\$0.00	\$21,205.69	\$7,278.69	\$13,927.00	\$21,205.69
11/25/22	11/07/22 - 11/13/22	\$10,056.05	(\$402.20)	(\$193.08)	\$0.00	\$9,460.77	\$3,247.33	\$6,213.44	\$9,460.77
11/30/22	1% Fee Adj	(\$11,665.73)	\$0.00	\$0.00	\$0.00	(\$11,665.73)	(\$4,004.17)	(\$7,661.56)	(\$11,665.73)
12/12/22	11/14/22 - 11/23/22	\$38,317.15	(\$1,532.60)	(\$735.69)	\$0.00	\$36,048.86	\$12,373.49	\$23,675.37	\$36,048.86
12/21/22	11/24/22 - 11/30/22	\$437,578.33	(\$17,501.70)	(\$8,401.53)	\$0.00	\$411,675.10	\$141,304.23	\$270,370.87	\$411,675.10
12/23/22	12/01/22 - 12/15/22	\$381,560.06	(\$15,261.37)	(\$7,325.97)	\$0.00	\$358,972.72	\$123,214.55	\$235,758.17	\$358,972.72
TOTAL		\$ 888,546.02	\$ (36,005.75)	\$ (17,284.12)	\$ -	\$ 835,256.15	\$ 286,695.23	\$ 548,560.92	\$ 835,256.15

77%	Net Percent Collected
\$ 249,656.01	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

2023-01 CH Dev LLC						
Net Assessments				\$389,374.55	\$74,681.76	\$314,692.79
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2022 Debt Service
10/11/22	10/1/22	1187 & 1523	\$18,670.44	\$18,670.44	\$18,670.44	\$0.00
12/6/22	12/1/22	1202 & 1594	\$18,670.44	\$18,670.44	\$18,670.44	\$0.00
	2/1/23		\$18,670.44		\$0.00	\$0.00
	4/1/23		\$189,401.19		\$0.00	\$0.00
	5/1/23		\$18,670.44		\$0.00	\$0.00
	10/1/23		\$125,291.60		\$0.00	\$0.00
				\$389,374.55	\$37,340.88	\$37,340.88
						\$0.00

2023-02 GLK Real Estate LLC						
Net Assessments				\$335,874.90	\$64,420.57	\$271,454.33
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2022 Debt Service
10/11/22	10/1/22	1187 & 1523	\$16,105.14	\$16,105.14	\$16,105.14	\$0.00
12/6/22	12/1/22	1202 & 1594	\$16,105.14	\$16,105.14	\$16,105.14	\$0.00
	2/1/23		\$16,105.14		\$0.00	\$0.00
	4/1/23		\$163,377.67		\$0.00	\$0.00
	5/1/23		\$16,105.14		\$0.00	\$0.00
	10/1/23		\$108,076.66		\$0.00	\$0.00
				\$335,874.89	\$32,210.28	\$32,210.28
						\$0.00

2023-03 Cassidy Holdings LLC						
Net Assessments				\$68,576.46	\$13,152.92	\$55,423.54
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2022 Debt Service
10/11/22	10/1/22	1187 & 1523	\$3,288.23	\$3,288.23	\$3,288.23	\$0.00
12/6/22	12/1/22	1202 & 1594	\$3,288.23	\$3,288.23	\$3,288.23	\$0.00
	2/1/23		\$3,288.23		\$0.00	\$0.00
	4/1/23		\$33,357.25		\$0.00	\$0.00
	5/1/23		\$3,288.23		\$0.00	\$0.00
	10/1/23		\$22,066.30		\$0.00	\$0.00
				\$68,576.47	\$6,576.46	\$6,576.46
						\$0.00

2023-04 Northeast Polk Land Investments LLC						
Net Assessments				\$138,847.72	\$26,630.89	\$112,216.83
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2022 Debt Service
10/11/22	10/1/22	1187 & 1523	\$6,657.72	\$6,657.73	\$6,657.73	\$0.00
12/6/22	12/1/22	1202 & 1594	\$6,657.72	\$6,657.73	\$6,657.73	\$0.00
	2/1/23		\$6,657.72		\$0.00	\$0.00
	4/1/23		\$67,538.89		\$0.00	\$0.00
	5/1/23		\$6,657.72		\$0.00	\$0.00
	10/1/23		\$44,677.94		\$0.00	\$0.00
				\$138,847.71	\$13,315.46	\$13,315.46
						\$0.00