

*North Powerline Road  
Community Development District*

*Meeting Agenda*

*May 2, 2023*

# AGENDA

# *North Powerline Road*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

April 25, 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, May 2, 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 (<sup>1</sup>Speakers 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 April 4, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2023-09 Setting a Public Hearing on Amended Parking and Towing Policies for the District
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Number of Registered Voters—282
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

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<sup>1</sup> Comments will be limited to three (3) minutes

# 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, **April 4, 2023** at 11:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk <i>by Zoom</i>	Vice Chairperson
Kevin Chinoy	Assistant Secretary
Daniel Arnette	Assistant Secretary
Emily Cassidy	Assistant Secretary

Also present were:

Jill Burns	District Manager/GMS
Lauren Gentry	District Counsel, KVV Law
Marshall Tindall	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the April 4, 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.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the February 7,  
2023 Board of Supervisors Meeting**

Ms. Burns presented the February 7, 2023 minutes from the Board of Supervisors meeting and asked for any comments or changes. Hearing none, she asked for a motion of approval.

On MOTION by Mr. Arnette, seconded by Mr. Chinoy, with all in favor, the Minutes of the February 7, 2023 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06  
Directing Chairman and District Staff to  
File a Petition Amending District  
Boundaries**

Ms. Burns stated this would add an additional 27.43 acres to the District. Ms. Gentry added that this corresponds to a boundary amendment from Crosswinds West to take land out of that CDD and add it to North Powerline Road. There has been a request to hold off on filing this until the budget is published so that everything stays consistent on those parcels. Because of this, they are asking for approval of the resolution with instructions for the Chair to work with staff to get it filed when the timing is appropriate. There being no questions on the resolution, Ms. Burns asked for a motion of approval.

On MOTION by Mr. Arnette, seconded by Mr. Chinoy, with all in favor, Resolution 2023-06 Directing Chairman and District Staff to File a Petition Amending District Boundaries, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Boundary Amendment  
Funding Agreement**

Ms. Burns stated reported that this agreement is with GLK Real Estate, LLC. The entity will fund any costs related to the boundary amendment that are not reimbursable. She asked if the Board had any questions. There being none, she asked for motion of approval from the Board.

On MOTION by Mr. Arnette, seconded by Mr. Chinoy, with all in favor, the Boundary Amendment Funding Agreement, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-07 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: August 1, 2023), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operations and Maintenance Assessments**

Ms. Burns noted that the budget was included in the agenda package attached to the resolution as exhibit ‘A’. There were several areas that increased due to some phases that were undeveloped last year that are now developed with residents and landscaping needs. Although there was an increase to the total budget, those costs were absorbed by changing those phases from the un-platted ERU to the fully platted ERU. This budget contemplates no increase to the platted lots with an exception to phase 3 that needs to hold an assessment hearing. All other phases are either decreasing or staying the same. Most of the increases that are shown are related to adding field expenses for the new phases that are coming online.

Ms. Burns offered to answer any questions the Board may have and asked if there were any lime items that needed to be changed. At this point, there is no need to send a mailed notice to the residents because there is not an anticipation of increased assessments. This also contemplates a transfer of approximately \$89,000 to the reserve funds even with the increases and Ms. Burns believes the residents will be happy to hear that there should not be an increase to assessments. She suggested the public hearing date for both the assessment hearing for the increase for phase 3 and the budget adoption hearing for August 1, 2023 at 11:00 a.m.

On MOTION by Mr. Arnette, seconded by Mr. Chinoy, with all in favor, Resolution 2023-07 Approving the Proposed Fiscal Year 2023/2024 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operations and Maintenance Assessment for August 1, 2023 at 11:00 a.m., was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-08  
Authorizing Bank Account Signatories**

Ms. Burns noted that this appoints certain officers instead of actual people as the bank account signers allowing to provide this resolution along with the resolution appointing officers to the bank in the event that the officers change.

On MOTION by Mr. Chinoy, seconded by Mr. Arnette, with all in favor, Resolution 2023-08 Authorizing Bank Account Signatories, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry had nothing further for the Board and offered to answer any questions for the Board. There being none, the next item followed.

**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 which was included in the agenda package. Completed projects include:

- Landscaping & Ponds
  - Landscape work has been good.
  - Ponds look good overall.
  - Some trash concerns have been reviewed and the vendor is working to address the issue.
  - Tract C3 corner cleanup completed.
- Amenity
  - Maintenance of facilities is satisfactory.
  - New table frame was installed.
  - Pool furniture has been cleaned to prepare for spring.
  - The Oaks along the pool create extra maintenance, additional cleanings are recommended. They currently clean three times a day and Mr. Tindall is now



recommending six days a week and staff will amend the contract to reflect this in the next renewal process in the fall.

**i. Consideration of Playground Fencing Proposals**

**a) Jim Williams Fence Company, Inc.**

**b) Hillcrest Fence, LLC**

Mr. Tindall presented two proposals for fencing at the playground. Jim Williams Fence Company, Inc. totaling \$9,485.00 not including the permit fee. Hillcrest Fence, LLC totaling \$11,682.00. Mr. Tindall mentioned if the Board wanted to push this project into the next year, that might be more practical for budgeting purposes. Ms. Burns added if there was a want to do it this year, there is \$7,500.00 in the contingency for amenity. Mr. Tindall recommended setting a not to exceed amount for \$10,000.

On MOTION by Mr. Arnette, seconded by Mr. Chinoy, with all in favor, Setting a Not to Exceed Amount for \$10,000 Moving Forward with Jim Williams Fence Company, LLC., was approved.

**ii. Consideration of Renewal of Pond Maintenance Services Agreement with Aquagenix**

Mr. Tindall presented the contract to include the ponds in phase 3 totaling \$15,204.00 for the year. His recommendation would be to continue service because they have done a good job and believes they will do better with trash pickup in the future.

On MOTION by Mr. Chinoy, seconded by Mr. Arnette, with all in favor, Renewal of Pond Maintenance Services Agreement with Aquagenix, was approved.

**iii. Consideration of Landscape Maintenance Services Proposal with Prince & Sons for Phases 1-3 with Updated Scope of Work**

Mr. Tindall presented the proposal from Prince & Sons to include the landscape for phase 3 that can be found in the agenda included with maps to show additional areas totaling \$75,480. This includes phases 1-3 and Mr. Tindall recommends the Board moving forward with Prince as they have done a good job up to this point.

On MOTION by Mr. Chinoy, seconded by Mr. Arnette, with all in favor, the Landscape Maintenance Service Proposal with Prince & Sons for Phase 1-3 with Updated Scope of Work, was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns added for the record that Ms. Schwenk joined the call. She then presented the check register for the month of February totaling \$25,776.97. She offered to answer any questions on any of the invoices. There being none, she asked for a motion of approval.

On MOTION by Mr. Arnette, seconded by Mr. Chinoy, 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**

Ms. Burns asked if there was any other business. Hearing none,

**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 Mr. Chinoy, with all in favor, the meeting was adjourned.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

# SECTION IV

**RESOLUTION 2023-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT.**

**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 entirely within Polk County, Florida; 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, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

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

**SECTION 1.** The Board intends to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (“Policy”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such policies at a meeting of the Board to be held on **Tuesday, June 6, 2023, at 11:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Boulevard, Winter Haven, Florida 33880.**

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes* and all prior actions taken for the purpose of publishing notice are hereby ratified.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 2nd day of May, 2023.

ATTEST:

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Rules Relating to Overnight Parking and Parking Enforcement

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

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In accordance with Chapter 190, *Florida Statutes*, and on \_\_\_\_\_, 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.

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**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 areas that are not designated for parking.

**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. *Designated Parking Areas.* Areas which have been explicitly approved for parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as **Exhibit A** and indicated by signage.
- C. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- D. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- F. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- G. *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. **Any District Property not designated as a Designated Parking Area shall be a Tow-Away Zone.**
- H. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

**SECTION 3. DESIGNATED PARKING AREAS.** Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for parking spaces, and on certain on-street parking areas as designated in the map attached as **Exhibit A**. On-street parking is expressly prohibited on District roadways except where indicated. **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

**SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONE.** All District Property which is not explicitly designated for parking shall hereby be 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.** 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. ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned and/or broken-down Vehicles are not permitted to be parked on District Property at any time and are subject to towing at the Owner’s expense.
- C. 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.
- 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 a 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 OR DESIGNATED PARKING AREAS.** 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 or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these rules in such areas.

**EXHIBIT A – *Designated Parking Areas (highlighted areas)***

Effective date: \_\_\_\_\_





# SECTION V

# SECTION C

# North Powerline Road CDD

## Field Management Report



05/02/2023

Marshall Tindall

Field Services Manager

GMS

# Complete

## Amenity Review

- ✚ Maintenance of facilities is satisfactory.
- ✚ RFP sent for additional playground fence proposals. Still waiting on estimates.
- ✚ Monthly playground review completed. No issues.



# Complete

## Landscape Review

- Landscaping work has been good.
- Grass has been mowed and planters have been kept neat and clean.
- Many of the plants that were hurt by cold weather have bounced back.
- New Annuals at entrance.



# Complete

## Pond Review

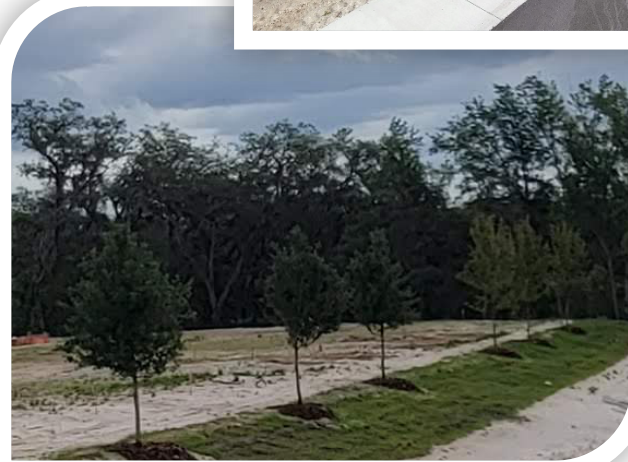
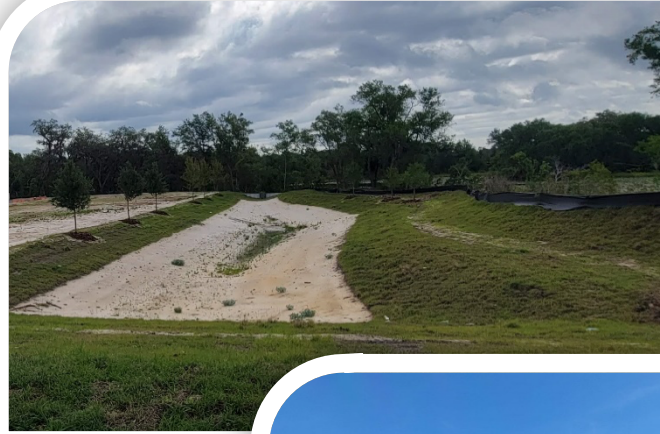
- ✚ Ponds look good overall.
- ✚ Working with pond vendor to pick up trash that was exposed due to low water levels.
- ✚ Some additional trash cleanup was scheduled as well to assist.
- ✚ Pond on east side of phase 1 is artificially low due to pumping of new pond in neighboring parcel.



# In Progress

## New Phase Review

- Monitoring new phase 3.
- Landscaping is going in.
- Preparing for walkthrough to review.



# 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](mailto:mtindall@gmscfl.com). Thank you.

Respectfully,

Marshall Tindall



# SECTION D

# SECTION 1

# North Powerline Road Community Development District

## Summary of Check Register

March 1, 2023 to March 31, 2023

Bank	Date	Check No.'s	Amount
General Fund	3/8/23	469-470	\$ 2,050.00
	3/20/23	471-477	\$ 16,364.34
			<hr/> \$ 18,414.34
<b>Total Amount</b>			<b>\$ 18,414.34</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/08/23	00051	2/27/23	9231	202302	330	57200	48200		MTHLY CLEANING SVC-FEB 23	*	550.00	550.00	000469
CSS CLEAN STAR SERVICES CENTRAL FL												550.00	000469
3/08/23	00050	3/01/23	18654	202303	330	57200	48500		POOL MAINTENANCE - MAR 23	*	1,500.00		
RESORT POOL SERVICES DBA												1,500.00	000470
3/20/23	00049	3/01/23	29291	202303	320	53800	47000		LAKE MAINTENANCE -MAR 23	*	918.00		
AQUAGENIX												918.00	000471
3/20/23	00006	3/01/23	89	202303	310	51300	34000		MANAGEMENT FEES - MAR 23	*	3,154.42		
		3/01/23	89	202303	310	51300	35200		WEBSITE ADMIN - MAR 23	*	100.00		
		3/01/23	89	202303	310	51300	35100		INFOR TECHNOLOGY - MAR 23	*	150.00		
		3/01/23	89	202303	310	51300	31300		DISSEMINATION - MAR 23	*	500.00		
		3/01/23	89	202303	330	57200	48300		AMENITY ACCESS - MAR 23	*	416.67		
		3/01/23	89	202303	310	51300	51000		OFFICE SUPPLIES	*	3.85		
		3/01/23	89	202303	310	51300	42000		POSTAGE	*	149.00		
		3/01/23	89	202303	310	51300	42500		COPIES	*	16.50		
		3/01/23	91	202303	320	53800	34000		FIELD MANAGEMANT - MAR 23	*	1,312.50		
GOVERNMENTAL MANAGEMENT SERVICES-CF												5,802.94	000472
3/20/23	00032	3/10/23	6022	202302	310	51300	31500		GEN.COUNSEL/MTHLY MEETING	*	1,859.40		
KILINSKI / VAN WYK, PLLC												1,859.40	000473
3/20/23	00053	3/02/23	52504444	202303	330	57200	48100		PEST CONTROL MAR 23	*	40.00		
MASSEY SERVICES INC.												40.00	000474
3/20/23	00034	3/01/23	8191	202303	320	53800	46200		LANDSCAPE MAINT -MAR 23	*	2,990.42		
PRINCE & SONS INC.												2,990.42	000475
3/20/23	00059	2/28/23	50000518	202302	330	57200	34500		SECURITY 02/03-02/24	*	2,362.88		
SECURITAS SECURITY SERVICES USA, INC												2,362.88	000476

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/20/23	00054	3/20/23 03202023	202303 300-15500-10000 PLAYGRND/FUR LEASE- APR23	WHFS, LLC	*	2,390.70	2,390.70 000477
TOTAL FOR BANK A						18,414.34	
TOTAL FOR REGISTER						18,414.34	

# SECTION 2

***North Powerline Road***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2023***



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**North Powerline Road**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2023**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 542,911	\$ -	\$ -	\$ 542,911
Capital Projects Account	\$ -	\$ -	\$ 1,000	\$ 1,000
<u>Investments:</u>				
<u>Series 2020</u>				
Reserve	\$ -	\$ 355,933	\$ -	\$ 355,933
Revenue	\$ -	\$ 718,697	\$ -	\$ 718,697
Prepayment	\$ -	\$ 124	\$ -	\$ 124
Construction - Phase 1	\$ -	\$ -	\$ 20,635	\$ 20,635
Construction - Phase 2	\$ -	\$ -	\$ 391	\$ 391
<u>Series 2022</u>				
Reserve	\$ -	\$ 758,588	\$ -	\$ 758,588
Revenue	\$ -	\$ 15,926	\$ -	\$ 15,926
Interest	\$ -	\$ 1,771	\$ -	\$ 1,771
Construction - Phase 3	\$ -	\$ -	\$ 2,763	\$ 2,763
Construction - Phase 4	\$ -	\$ -	\$ 3,380	\$ 3,380
Due from Developer	\$ 2,338	\$ -	\$ 203,140	\$ 205,478
Due from General Fund	\$ -	\$ 5,100	\$ -	\$ 5,100
Prepaid Expenses	\$ 2,391	\$ -	\$ -	\$ 2,391
<b>Total Assets</b>	<b>\$ 547,640</b>	<b>\$ 1,856,138</b>	<b>\$ 231,310</b>	<b>\$ 2,635,087</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 6,652	\$ -	\$ -	\$ 6,652
Contracts Payable	\$ -	\$ -	\$ 203,140	\$ 203,140
Due to Debt Service	\$ 5,100	\$ -	\$ -	\$ 5,100
Retainage Payable	\$ -	\$ -	\$ 232,664	\$ 232,664
<b>Total Liabilities</b>	<b>\$ 11,752</b>	<b>\$ -</b>	<b>\$ 435,804</b>	<b>\$ 447,556</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 2,391	\$ -	\$ -	\$ 2,391
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 1,079,854	\$ -	\$ 1,079,854
Debt Service - Series 2022	\$ -	\$ 776,284	\$ -	\$ 776,284
Capital Projects - Series 2020	\$ -	\$ -	\$ 22,026	\$ 22,026
Capital Projects - Series 2022	\$ -	\$ -	\$ (226,521)	\$ (226,521)
Unassigned	\$ 533,497	\$ -	\$ -	\$ 533,497
<b>Total Fund Balances</b>	<b>\$ 535,887</b>	<b>\$ 1,856,138</b>	<b>\$ (204,495)</b>	<b>\$ 2,187,531</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 547,640</b>	<b>\$ 1,856,138</b>	<b>\$ 231,310</b>	<b>\$ 2,635,087</b>

# North Powerline Road

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 371,728	\$ 370,200	\$ 370,200	\$ -
Assessments - Direct Bill	\$ 178,885	\$ 134,165	\$ 134,165	\$ -
Developer Contributions	\$ 114,111	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 2,338	\$ 2,338
Miscellaneous Revenue	\$ -	\$ -	\$ 60	\$ 60
Interest	\$ -	\$ -	\$ 25	\$ 25
<b>Total Revenues</b>	<b>\$ 664,725</b>	<b>\$ 504,364</b>	<b>\$ 506,787</b>	<b>\$ 2,423</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,800	\$ 2,200
Engineering	\$ 20,000	\$ 10,000	\$ 847	\$ 9,153
Attorney	\$ 30,000	\$ 15,000	\$ 9,907	\$ 5,093
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 3,500	\$ 3,000	\$ 500
Trustee Fees	\$ 12,500	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 37,853	\$ 18,926	\$ 18,927	\$ (0)
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 1,000	\$ 500	\$ 307	\$ 193
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Printing & Binding	\$ 1,000	\$ 500	\$ 88	\$ 412
Legal Advertising	\$ 10,000	\$ 5,000	\$ 2,902	\$ 2,098
Other Current Charges	\$ 5,000	\$ 2,500	\$ 236	\$ 2,264
Boundary Amendment Expenses	\$ -	\$ -	\$ 2,338	\$ (2,338)
Office Supplies	\$ 625	\$ 313	\$ 21	\$ 291
Travel Per Diem	\$ 600	\$ 300	\$ -	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 159,587</b>	<b>\$ 80,538</b>	<b>\$ 59,526</b>	<b>\$ 21,013</b>

# North Powerline Road

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 20,000	\$ 20,000	\$ 11,774	\$ 8,226
Field Management	\$ 15,750	\$ 7,875	\$ 7,875	-
Landscape Maintenance	\$ 95,000	\$ 47,500	\$ 17,943	\$ 29,557
Landscape Replacement	\$ 25,000	\$ 12,500	\$ 4,100	\$ 8,400
Lake Maintenance	\$ 21,600	\$ 10,800	\$ 5,508	\$ 5,292
Streetlights	\$ 75,000	\$ 37,500	\$ 15,090	\$ 22,410
Electric	\$ 7,500	\$ 3,750	\$ 1,706	\$ 2,044
Water & Sewer	\$ 2,400	\$ 1,200	\$ 302	\$ 898
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	-	\$ 1,250
Irrigation Repairs	\$ 5,000	\$ 2,500	\$ 299	\$ 2,201
General Repairs & Maintenance	\$ 15,000	\$ 7,500	-	\$ 7,500
Contingency	\$ 7,500	\$ 3,750	-	\$ 3,750
<b>Subtotal Field Expenditures</b>	<b>\$ 292,250</b>	<b>\$ 156,125</b>	<b>\$ 64,597</b>	<b>\$ 91,528</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 14,400	\$ 7,200	\$ 7,043	\$ 157
Amenity - Water	\$ 4,000	\$ 2,000	\$ 1,174	\$ 826
Playground Lease	\$ 28,688	\$ 14,344	\$ 14,344	\$ (0)
Internet	\$ 2,000	\$ 1,000	\$ 606	\$ 394
Pest Control	\$ 600	\$ 300	\$ 40	\$ 260
Janitorial Services	\$ 7,500	\$ 3,750	\$ 3,300	\$ 450
Security Services	\$ 34,000	\$ 17,000	\$ 8,882	\$ 8,118
Pool Maintenance	\$ 20,000	\$ 10,000	\$ 9,250	\$ 750
Amenity Access Management	\$ 5,000	\$ 2,500	\$ 2,500	\$ (0)
Amenity Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ 3,533	\$ 3,967
Contingency	\$ 7,500	\$ 3,750	-	\$ 3,750
<b>Subtotal Amenity Expenditures</b>	<b>\$ 138,688</b>	<b>\$ 69,344</b>	<b>\$ 50,672</b>	<b>\$ 18,672</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 430,938</b>	<b>\$ 225,469</b>	<b>\$ 115,269</b>	<b>\$ 110,200</b>
<b>Total Expenditures</b>	<b>\$ 590,525</b>	<b>\$ 306,008</b>	<b>\$ 174,795</b>	<b>\$ 131,213</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 74,200</b>		<b>\$ 331,992</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ (74,200)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (74,200)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 0</b>		<b>\$ 331,992</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 203,895</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 535,887</b>	

# North Powerline Road

## Community Development District

### Debt Service Fund Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 711,117	\$ 708,338	\$ 708,338	\$ -
Interest	\$ -	\$ -	\$ 9,794	\$ 9,794
<b>Total Revenues</b>	<b>\$ 711,117</b>	<b>\$ 708,338</b>	<b>\$ 718,132</b>	<b>\$ 9,794</b>
<b>Expenditures:</b>				
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	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 713,481</b>	<b>\$ 229,241</b>	<b>\$ 234,241</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (2,364)</b>		<b>\$ 483,891</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 233,810</b>		<b>\$ 595,963</b>	
<b>Fund Balance - Ending</b>	<b>\$ 231,446</b>		<b>\$ 1,079,854</b>	

# North Powerline Road

## Community Development District

### Debt Service Fund Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<b>Revenues:</b>				
Assessments - Direct Bill	\$ 758,588	\$ -	\$ -	-
Interest	\$ -	\$ -	\$ 13,089	\$ 13,089
<b>Total Revenues</b>	<b>\$ 758,588</b>	<b>\$ -</b>	<b>\$ 13,089</b>	<b>\$ 13,089</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 239,566	\$ 239,566	\$ 239,566	\$ 0
Principal - 5/1	\$ 150,000	\$ -	\$ -	-
Interest - 5/1	\$ 303,675	\$ -	\$ -	-
<b>Total Expenditures</b>	<b>\$ 693,241</b>	<b>\$ 239,566</b>	<b>\$ 239,566</b>	<b>\$ 0</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 65,347</b>		<b>\$ (226,477)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 1,771	\$ 1,771
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,771</b>	<b>\$ 1,771</b>
<b>Net Change in Fund Balance</b>	<b>\$ 65,347</b>		<b>\$ (224,706)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 239,566</b>		<b>\$ 1,000,990</b>	
<b>Fund Balance - Ending</b>	<b>\$ 304,912</b>		<b>\$ 776,284</b>	

# North Powerline Road

## Community Development District

### Capital Projects Fund Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual		Variance
	Budget	Thru 03/31/23	Thru 03/31/23		
<b>Revenues</b>					
Developer Contributions	\$ -	\$ -	\$ 7,570	\$	7,570
Interest	\$ -	\$ -	\$ 154	\$	154
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,724</b>	<b>\$</b>	<b>7,724</b>
<b>Expenditures:</b>					
Capital Outlay - Phase 1	\$ -	\$ -	\$ (10,723)	\$	10,723
Capital Outlay - Phase 2	\$ -	\$ -	\$ 7,570	\$	(7,570)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,153)</b>	<b>\$</b>	<b>3,153</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,877</b>		
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,149</b>		
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,026</b>		

# North Powerline Road

## Community Development District

### Capital Projects Fund Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<b>Revenues</b>				
Developer Contributions	\$	-	\$	2,270,028
Interest	\$	-	\$	33,024
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>2,303,052</b>
<b>Expenditures:</b>				
Capital Outlay - Phase 3	\$	-	\$	(4,303,970)
Capital Outlay - Phase 4	\$	-	\$	(2,101,208)
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>(6,405,178)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>(4,102,126)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$	-	\$	(1,771)
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>(1,771)</b>
<b>Net Change in Fund Balance</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>(4,103,897)</b>
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>3,877,377</b>
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>(226,521)</b>

**North Powerline Road**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ -	-
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 74,200	\$ -	\$ -	-
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 74,200</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ 74,200</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Fund Balance - Beginning</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Fund Balance - Ending</b>	<b>\$ 79,200</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>



**North Powerline Road**  
**Community Development District**  
 Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 9,803	\$ 276,892	\$ 80,839	\$ 663	\$ 2,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 370,200
Assessments - Direct Bill	\$ 44,722	\$ -	\$ 44,722	\$ -	\$ 44,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 134,165
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,338
Miscellaneous Revenue	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60
Interest	\$ 1	\$ 2	\$ 4	\$ 8	\$ 4	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25
<b>Total Revenues</b>	<b>\$ 44,783</b>	<b>\$ 9,805</b>	<b>\$ 321,618</b>	<b>\$ 80,847</b>	<b>\$ 45,389</b>	<b>\$ 4,345</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 506,787</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 600	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
Engineering	\$ 413	\$ -	\$ 434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 847
Attorney	\$ 2,822	\$ 1,370	\$ 2,935	\$ 921	\$ 1,859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,907
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,927
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 25	\$ 16	\$ 46	\$ 70	\$ -	\$ 149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 307
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Printing & Binding	\$ -	\$ -	\$ -	\$ 1	\$ 71	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88
Legal Advertising	\$ 311	\$ 1,627	\$ -	\$ 963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,902
Other Current Charges	\$ 39	\$ 39	\$ 39	\$ 39	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 236
Boundary Amendment Expenses	\$ 38	\$ -	\$ 2,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,338
Office Supplies	\$ 1	\$ 6	\$ 3	\$ 6	\$ 1	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 19,317</b>	<b>\$ 7,763</b>	<b>\$ 10,912</b>	<b>\$ 6,705</b>	<b>\$ 10,716</b>	<b>\$ 4,113</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 59,526</b>

**North Powerline Road**  
**Community Development District**  
 Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 11,774	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,774
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,875
Landscape Maintenance	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,943
Landscape Replacement	\$ -	\$ -	\$ 4,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,100
Lake Maintenance	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,508
Streetlights	\$ 2,509	\$ 2,509	\$ 2,509	\$ 2,509	\$ 2,527	\$ 2,527	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,090
Electric	\$ 195	\$ 321	\$ 262	\$ 2	\$ 310	\$ 617	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,706
Water & Sewer	\$ 150	\$ 33	\$ -	\$ 41	\$ 38	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 302
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 229	\$ -	\$ -	\$ -	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 299
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ 20,078</b>	<b>\$ 8,083</b>	<b>\$ 12,092</b>	<b>\$ 7,773</b>	<b>\$ 8,166</b>	<b>\$ 8,405</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 64,597</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 956	\$ 1,614	\$ 898	\$ -	\$ 1,005	\$ 2,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,043
Amenity - Water	\$ 175	\$ 173	\$ 197	\$ 185	\$ 196	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,174
Playground Lease	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,344
Internet	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 606
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40
Janitorial Services	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300
Security Services	\$ -	\$ -	\$ 1,139	\$ 3,018	\$ 2,363	\$ 2,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,882
Pool Maintenance	\$ 1,750	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,250
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Amenity Repairs & Maintenance	\$ 1,882	\$ 250	\$ -	\$ -	\$ -	\$ 1,401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,533
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ 8,221</b>	<b>\$ 6,995</b>	<b>\$ 7,192</b>	<b>\$ 8,161</b>	<b>\$ 8,523</b>	<b>\$ 11,581</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,672</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 28,299</b>	<b>\$ 15,078</b>	<b>\$ 19,284</b>	<b>\$ 15,933</b>	<b>\$ 16,689</b>	<b>\$ 19,986</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 115,269</b>
<b>Total Expenditures</b>	<b>\$ 47,616</b>	<b>\$ 22,841</b>	<b>\$ 30,196</b>	<b>\$ 22,638</b>	<b>\$ 27,405</b>	<b>\$ 24,099</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 174,795</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (2,833)</b>	<b>\$ (13,036)</b>	<b>\$ 291,422</b>	<b>\$ 58,209</b>	<b>\$ 17,984</b>	<b>\$ (19,754)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 331,992</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (2,833)</b>	<b>\$ (13,036)</b>	<b>\$ 291,422</b>	<b>\$ 58,209</b>	<b>\$ 17,984</b>	<b>\$ (19,754)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 331,992</b>

# North Powerline Road

## Community Development District

### Long Term Debt Report

<b>Series 2020, Special Assessment Revenue Bonds</b>		
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$355,933	
Reserve Fund Balance	\$355,933	
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)
<b>Current Bonds Outstanding</b>		<b>\$12,410,000</b>

<b>Series 2022, Special Assessment Revenue Bonds</b>		
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
<b>Current Bonds Outstanding</b>		<b>\$11,000,000</b>

**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

ON ROLL ASSESSMENTS

							34.32%	65.68%	100.00%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	Series 2020 Debt Service	Total
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
01/13/23	12/16/22 - 12/31/22	\$250,270.79	(\$9,948.58)	(\$4,806.44)	\$0.00	\$235,515.77	\$80,838.93	\$154,676.84	\$235,515.77
02/16/23	01/01/23 - 01/31/23	\$2,011.21	(\$40.22)	(\$39.42)	\$0.00	\$1,931.57	\$663.00	\$1,268.57	\$1,931.57
03/17/23	02/01/23 - 02/28/23	\$6,033.63	(\$80.46)	(\$119.06)	\$0.00	\$5,834.11	\$2,002.51	\$3,831.60	\$5,834.11
<b>TOTAL</b>		<b>\$ 1,146,861.65</b>	<b>\$ (46,075.01)</b>	<b>\$ (22,249.04)</b>	<b>\$ -</b>	<b>\$ 1,078,537.60</b>	<b>\$ 370,199.67</b>	<b>\$ 708,337.93</b>	<b>\$ 1,078,537.60</b>

99%	Net Percent Collected
\$ 6,374.56	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	
2/8/23	2/1/23	1218 & 1656	\$18,670.44	\$18,670.44	\$18,670.44	\$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	
				<b>\$389,374.55</b>	<b>\$56,011.32</b>	<b>\$56,011.32</b>	<b>\$0.00</b>

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	
2/8/23	2/1/23	1218 & 1656	\$16,105.14	\$16,105.14	\$16,105.14	\$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	
				<b>\$335,874.89</b>	<b>\$48,315.42</b>	<b>\$48,315.42</b>	<b>\$0.00</b>

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	
2/8/23	2/1/23	1218 & 1656	\$3,288.23	\$3,288.23	\$3,288.23	\$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	
				<b>\$68,576.47</b>	<b>\$9,864.69</b>	<b>\$9,864.69</b>	<b>\$0.00</b>

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	
2/8/23	2/1/23	1218 & 1656	\$6,657.72	\$6,657.73	\$6,657.73	\$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	
				<b>\$138,847.71</b>	<b>\$19,973.19</b>	<b>\$19,973.19</b>	<b>\$0.00</b>

# SECTION 3



April 21, 2023

Samantha Hoxie – Recording Secretary  
North Powerline Road CDD Office  
219 E. Livingston Street  
Orlando, Florida 32801-1508

**RE: North Powerline Road Community Development District Registered Voters**

Dear Ms. Hoxie,

In response to your request, there are currently **282** registered voters within the North Powerline Road Community Development District. This number of registered voters in said District as of **April 15, 2023**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Lori Edwards  
Supervisor of Elections  
Polk County, Florida