

*North Powerline Road
Community Development District*

Meeting Agenda

June 6, 2023

AGENDA

North Powerline Road

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

May 30, 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, June 6, 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. Approval of Minutes of the May 2, 2023 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of Amended Parking and Towing Policies for the District
 - i. Consideration of Resolution 2023-10 Adopting Amended Parking and Towing Policies for the District
 - ii. Presentation of Updated Parking Sign Options and Quotes
5. Consideration of Resolution 2023-11 Appointing an Assistant Treasurer
6. 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. Discussion Regarding July 2023 Board Meeting
 - iv. Notification of Memorial Day Weekend Amenity Violations
 - v. Reminder to Board to File Form 1's with the Supervisor of Elections in the County that they Reside by the July 1, 2023 Deadline (by mail or e-mail)
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

¹ 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, **May 2, 2023** at 11:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath
Kevin Chinoy
Emily Cassidy

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Lauren Gentry
Marshall Tindall

District Manager, GMS
District Counsel, KVW Law
Field Manager, GMS

The following is a summary of the discussions and actions taken at the May 2, 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 April 4, 2023
Board of Supervisors Meeting**

Ms. Burns presented the April 4, 2023 minutes and asked for any comments or changes. Hearing none, she asked for a motion of approval.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Minutes of the April 4, 2023 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-09
Setting a Public Hearing on Amended
Parking and Towing Policies for the
District**

Ms. Burns presented Resolution 2023-09 to the Board. She stated that the resolution was included in the agenda package for review. She noted that the Board previously approved a policy that would designate tow away zones. They are going to take the opposite approach to avoid having to put signage every 25 feet, so they will declare the entire community a no parking zone unless it is otherwise noted as a parking area. She stated that they were not approving the policy today. They are setting the public hearing for the June 6, 2023 meeting. They will hold a public hearing and will be able to adopt at that time.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Resolution 2023-09 Setting a Public Hearing on Amended Parking and Towing Policies for the District on June 6, 2023, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry had nothing to report to the Board.

B. Engineer

There being no comments, 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. He noted that everything in the community looked good. He met with the vendors a few times and there were no real issues other than some trash in the ponds, which is being worked on. The amenity has been good, and everything looks good there. One tree is going to be removed. They will bring a proposal for the replacement at the next meeting. They are still waiting on some playground fence quotes. Most of the plants that died during the cold weather have come back, but they are working on getting proposals for the ones that did not come back. There were new annuals at the entrance. He noted one pond that is about dry because of pumping of new pond in

neighboring parcel. They are waiting on the new Phase 3 to finish up so they can do a landscape review and irrigation.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register for the month of March totaling \$18,414.34. She offered to answer any questions on any of the invoices. There being no questions, she asked for a motion of approval.

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

ii. Balance Sheet & Income Statement

Ms. Burns presented the financials through the month of March, and asked if there were any questions. Hearing none, the next item followed.

iii. Presentation of Number of Registered Voters – 282

Ms. Burns stated that there were currently 282 registered voters within the community. She noted that they track that to determine the threshold in which they need to turn over to residents. It’s at least 250 registered voters and the District has been established for at least six years. She explained that they had hit the 250 thresholds, but they had not hit the six-year threshold because this District was established in June of 2018. The next landowner election after the six years is November 2024. Next year two seats will turn over to residents. She stated that this was for informational purposes only.

SIXTH ORDER OF BUSINESS

Other Business

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

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AND RESTATED 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 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 *Amended and Restated 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 June 6, 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 6th day of June 2023.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement

Exhibit A: Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement

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

In accordance with Chapter 190, Florida Statutes, and on June 6, 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 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.** *Abandoned/Broken-Down Vehicle.* A vehicle that has no license plate, is visibly not operational, or has not moved for a period of 7 days.
- G.** *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- H.** *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 is a Tow-Away Zone.**

- I. *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 as indicated on the map attached hereto as **Exhibit A** for certain on-street parking areas. 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 ZONES. 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.

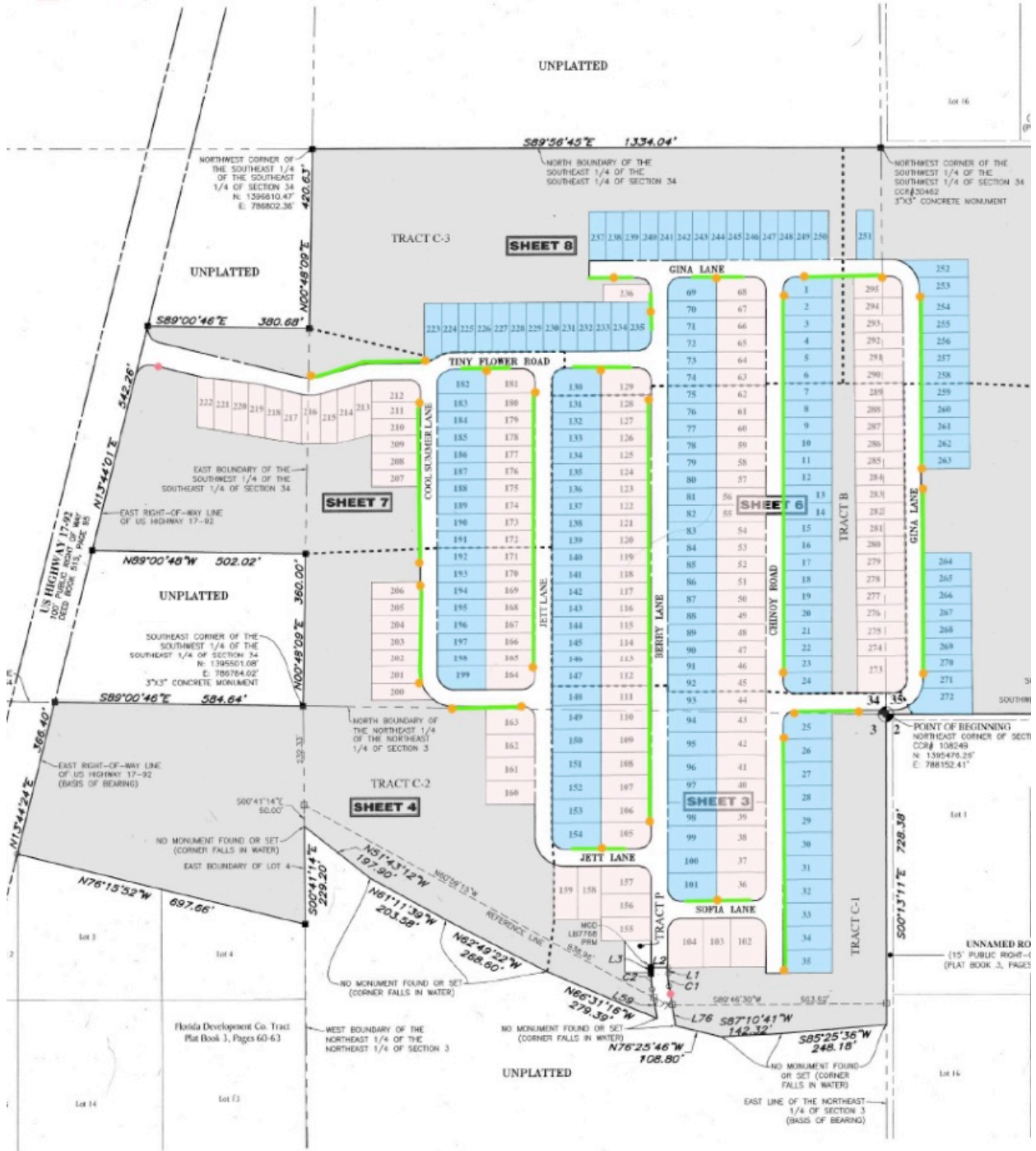
EXHIBIT A – *Designated Parking Areas (highlighted areas)*

Effective date: June 6, 2023

EXHIBIT A
Designated Parking Areas

- Tow Policy Sign
- Parking Allowed Arrow Signs
- Parking zones
- Odd Addresses
- Even Addresses

North Powerline Road CDD - Parking Zones



SECTION 2



**STREET PARKING IS
ALLOWED ON THIS
SIDE OF THE STREET
BETWEEN SIGNS.**



**STREET PARKING IS
ALLOWED ON THIS
SIDE OF THE STREET
BETWEEN SIGNS.**



**STREET PARKING IS
ALLOWED ON THIS
SIDE OF THE STREET
BETWEEN SIGNS.**



Proposal #284



Governmental Management Services

Maintenance
Services

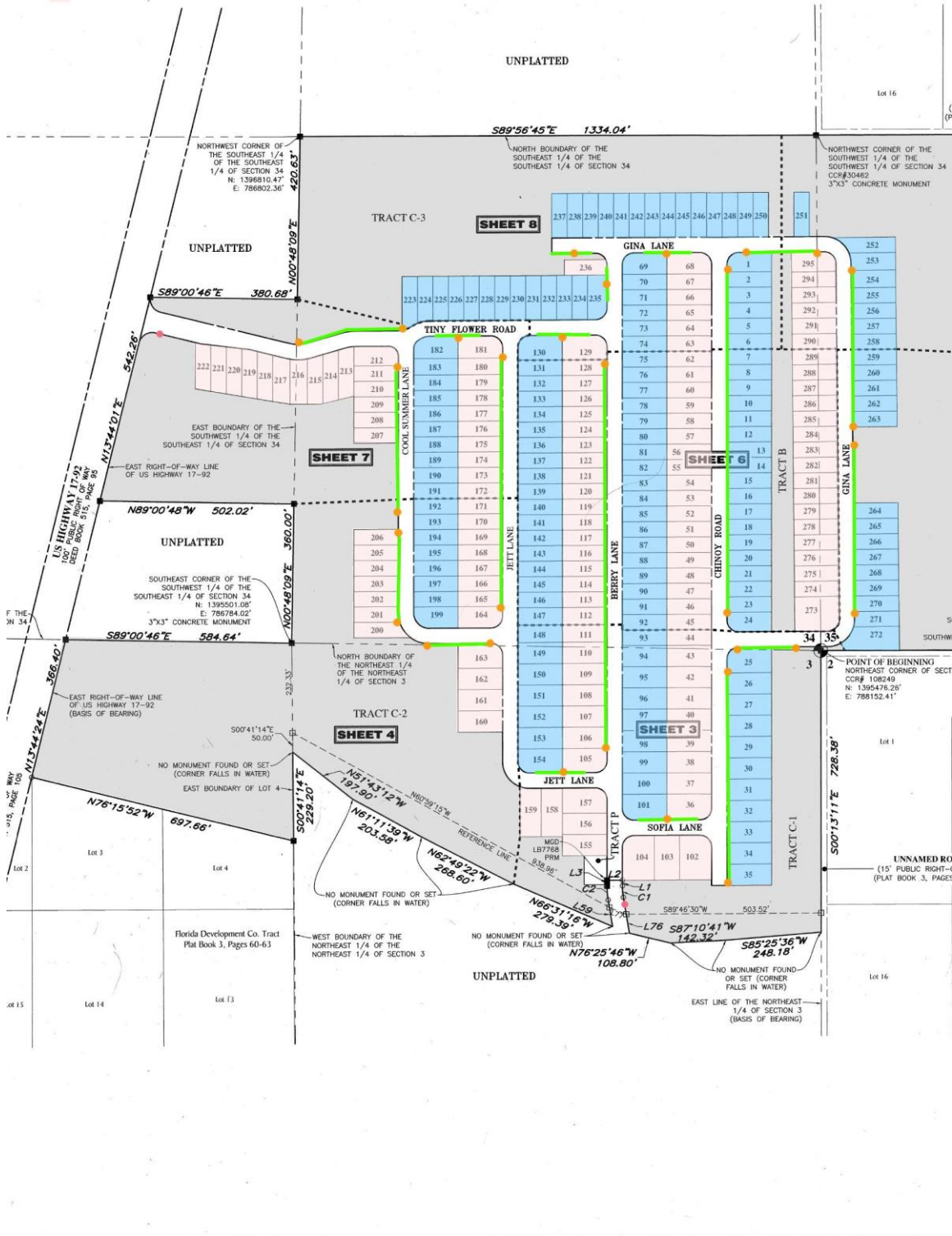
Bill To/District: North Powerline Road CDD	Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
<u>North Powerline Road CDD – Custom Parking Plan Signs</u>	
<ul style="list-style-type: none">- Proposal is for delivery and installation of Qty_ 31 Parking Allowed arrow signs.- Includes x2 Tow Policy Signs.	

Qty	Description	Unit Price	Line Total
	Labor		\$1,900.00
	Mobilization		\$195.00
	Equipment		\$225.00
	Materials		\$3,836.47
		Total Due:	\$6,156.47

Proposal #284

- Tow Policy Sign
- Parking Allowed Arrow Signs
- Parking zones
- Odd Addresses
- Even Addresses

North Powerline Road CDD - Parking Zones



SECTION V

RESOLUTION 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Darrin Mossing is appointed as an Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 6th day of June 2023.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

SECTION C

North Powerline Road CDD

Field Management Report



06/06/2023

Marshall Tindall

Field Services Manager

GMS

Complete

Amenity Review

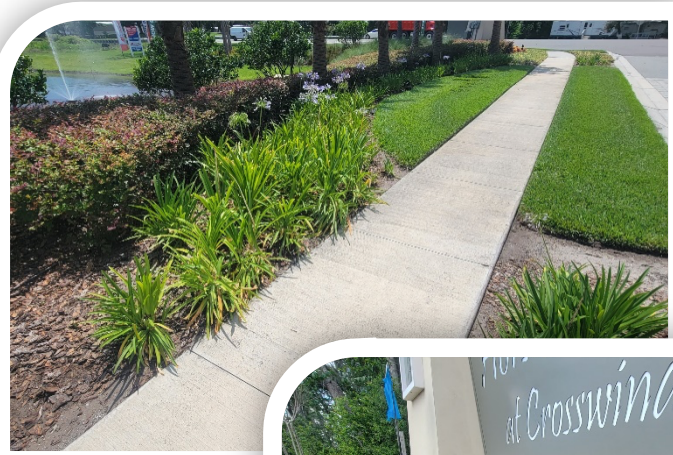
- ✚ Vendors have kept up the facilities clean and well maintained.
- ✚ Playground review was completed. No issues.
- ✚ Pool mushroom fountain feature was repaired and is operational again.



Complete




Landscape Review

- Landscapers have kept the common areas mowed and the beds well maintained.
- Solar flood lights put in at back entrance.



Complete

Pond Review

-  Ponds look good overall. Some minor trash accumulates as expected between service visits.
-  Overall levels are still a little low. Pond contractor is treating algae as arises.
-  Low pond east side of phase 1 has begun to hold water now that neighboring community pond is completed. Expect it to return to normal with rains this next month.



In Progress

Street signs

- Street signs arrived.
- Replacing missing signs and performing some sign straightening.



In Progress

New Phase Review

- Monitoring new phase 3 for completion.
- Recommend pond maintenance plan be started soon to address cattails in new phases.



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 D

SECTION 1

North Powerline Road Community Development District

Summary of Check Register

April 1, 2023 to April 30, 2023

Bank	Date	Check No.'s	Amount
General Fund	4/6/23	478 - 484	\$ 6,389.25
	4/12/23	485 - 486	\$ 8,106.10
	4/19/23	487	\$ 6,394.63
	4/27/23	488 - 492	\$ 6,573.80
			<hr/>
			\$ 27,463.78
Total Amount			\$ 27,463.78

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
4/06/23	00051	3/28/23	9464	202303	330	330-57200-48200			MNTLHY CLEANING SVC MAR23	*	550.00			
		3/28/23	9464	202303	330	330-57200-48000			AMENITY DEEP CLEANING	*	396.00			
												CSS CLEAN STAR SERVICES CENTRAL FL	946.00	000478
4/06/23	00060	3/27/23	GMS33509	202303	330	330-57200-48000			5000 ACCESS CARDS	*	1,005.25			
												CURRENT DEMANDS ELECTRICAL	1,005.25	000479
4/06/23	00057	4/04/23	DA040420	202304	310	310-51300-11000			SUPERVISOR FEE 04/04/23	*	200.00			
												DANIEL ARNETTE	200.00	000480
4/06/23	00058	4/04/23	EC040420	202304	310	310-51300-11000			SUPERVISOR FEE 04/04/23	*	200.00			
												EMILY J CASSIDY	200.00	000481
4/06/23	00008	4/04/23	KC040420	202304	310	310-51300-11000			SUPERVISOR FEE 04/04/23	*	200.00			
												KEVIN CHINOY	200.00	000482
4/06/23	00032	1/12/23	5415	202212	310	310-51300-49100			LEGAL ADS-BOUNDARY AMEND	*	2,300.00			
		1/18/23	5507	202210	310	310-51300-49100			LEGAL FEES-BOUNDARY AMEND	*	38.00			
												KILINSKI / VAN WYK, PLLC	2,338.00	000483
4/06/23	00050	4/01/23	18891	202304	330	330-57200-48500			POOL MAINTENANCE - APR 23	*	1,500.00			
												RESORT POOL SERVICES DBA	1,500.00	000484
4/12/23	00006	4/01/23	92	202304	310	310-51300-34000			MANAGEMENT FEES - APR 23	*	3,154.42			
		4/01/23	92	202304	310	310-51300-35200			WEBSITE ADMIN - APR 23	*	100.00			
		4/01/23	92	202304	310	310-51300-35100			INFOR TECHNOLOGY - APR 23	*	150.00			
		4/01/23	92	202304	310	310-51300-31300			DISSEMINATION - APR 23	*	500.00			
		4/01/23	92	202304	330	330-57200-48300			AMENITY ACCESS - APR 23	*	416.67			
		4/01/23	92	202304	310	310-51300-51000			OFFICE SUPPLIES	*	1.11			
		4/01/23	92	202304	310	310-51300-42000			POSTAGE	*	80.70			

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		4/01/23 93	202304 320-53800-34000	FIELD MANAGEMENT - APR 23	*	1,312.50	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,715.40 000485
4/12/23 00054		4/11/23 04112023	202304 300-15500-10000	PLAYGRND/FUR LEASE-MAY 23	*	2,390.70	
				WHFS, LLC			2,390.70 000486
4/19/23 00044		4/19/23 04192023	202304 300-20700-10200	ASSESSMENT TXFER - S2020	*	6,394.63	
				NORTH POWERLINE ROAD CDD C/O USBANK			6,394.63 000487
4/27/23 00049		4/01/23 30715	202304 320-53800-47000	LAKE MAINTENANCE - APR 23	*	918.00	
				AQUAGENIX			918.00 000488
4/27/23 00060		4/12/23 104880	202303 330-57200-48000	REPOSITION CAMERAS	*	262.50	
				CURRENT DEMANDS ELECTRICAL			262.50 000489
4/27/23 00053		4/24/23 52889176	202304 330-57200-48100	PEST CONTROL - APR 23	*	40.00	
				MASSEY SERVICES INC.			40.00 000490
4/27/23 00034		4/01/23 8474	202304 320-53800-46200	LANDSCAPE MAINT - APR 23	*	2,990.42	
				PRINCE & SONS INC.			2,990.42 000491
4/27/23 00059		3/31/23 11226792	202303 330-57200-34500	SECURITY 03/01-03/31	*	2,362.88	
				SECURITAS SECURITY SERVICES USA, INC			2,362.88 000492
						TOTAL FOR BANK A	27,463.78
						TOTAL FOR REGISTER	27,463.78

SECTION 2

North Powerline Road
Community Development District

Unaudited Financial Reporting
April 30, 2023



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12	<hr/>	<u>Assessment Receipt Schedule</u>

North Powerline Road
Community Development District
Combined Balance Sheet
April 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 546,079	\$ -	\$ -	\$ 546,079
Capital Projects Account	\$ -	\$ -	\$ 107,800	\$ 107,800
Investments:				
Series 2020				
Reserve	\$ -	\$ 355,933	\$ -	\$ 355,933
Revenue	\$ -	\$ 728,957	\$ -	\$ 728,957
Prepayment	\$ -	\$ 124	\$ -	\$ 124
Construction - Phase 1	\$ -	\$ -	\$ 28,185	\$ 28,185
Construction - Phase 2	\$ -	\$ -	\$ 392	\$ 392
Series 2022				
Reserve	\$ -	\$ 758,588	\$ -	\$ 758,588
Revenue	\$ -	\$ 451,904	\$ -	\$ 451,904
Interest	\$ -	\$ 1,771	\$ -	\$ 1,771
Prepayment	\$ -	\$ 615,868	\$ -	\$ 615,868
Construction - Phase 3	\$ -	\$ -	\$ 2,788	\$ 2,788
Construction - Phase 4	\$ -	\$ -	\$ 3,392	\$ 3,392
Due from Developer	\$ -	\$ -	\$ 385,726	\$ 385,726
Prepaid Expenses	\$ 2,391	\$ -	\$ -	\$ 2,391
Total Assets	\$ 548,470	\$ 2,913,145	\$ 528,283	\$ 3,989,898
Liabilities:				
Accounts Payable	\$ 6,403	\$ -	\$ 106,800	\$ 113,203
Contracts Payable	\$ -	\$ -	\$ 385,726	\$ 385,726
Retainage Payable	\$ -	\$ -	\$ 232,664	\$ 232,664
Total Liabilities	\$ 6,403	\$ -	\$ 725,191	\$ 731,593
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 2,391	\$ -	\$ -	\$ 2,391
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 1,085,014	\$ -	\$ 1,085,014
Debt Service - Series 2022	\$ -	\$ 1,828,130	\$ -	\$ 1,828,130
Capital Projects - Series 2020	\$ -	\$ -	\$ 29,577	\$ 29,577
Capital Projects - Series 2022	\$ -	\$ -	\$ (226,484)	\$ (226,484)
Unassigned	\$ 539,676	\$ -	\$ -	\$ 539,676
Total Fund Balances	\$ 542,067	\$ 2,913,145	\$ (196,907)	\$ 3,258,305
Total Liabilities & Fund Balance	\$ 548,470	\$ 2,913,145	\$ 528,283	\$ 3,989,898

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 371,728	\$ 371,728	\$ 370,876	\$ (852)
Assessments - Direct Bill	\$ 178,885	\$ 163,472	\$ 163,472	\$ -
Developer Contributions	\$ 114,111	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 2,338	\$ 2,338
Miscellaneous Revenue	\$ -	\$ -	\$ 60	\$ 60
Interest	\$ -	\$ -	\$ 29	\$ 29
Total Revenues	\$ 664,725	\$ 535,200	\$ 536,775	\$ 1,575
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 4,400	\$ 2,600
Engineering	\$ 20,000	\$ 11,667	\$ 847	\$ 10,820
Attorney	\$ 30,000	\$ 17,500	\$ 10,753	\$ 6,747
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 4,083	\$ 3,500	\$ 583
Trustee Fees	\$ 12,500	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 37,853	\$ 22,081	\$ 22,081	\$ (0)
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 700	\$ -
Telephone	\$ 300	\$ 175	\$ -	\$ 175
Postage & Delivery	\$ 1,000	\$ 583	\$ 387	\$ 196
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Printing & Binding	\$ 1,000	\$ 583	\$ 88	\$ 495
Legal Advertising	\$ 10,000	\$ 5,833	\$ 2,902	\$ 2,932
Other Current Charges	\$ 5,000	\$ 2,917	\$ 274	\$ 2,643
Boundary Amendment Expenses	\$ -	\$ -	\$ 2,847	\$ (2,847)
Office Supplies	\$ 625	\$ 365	\$ 22	\$ 342
Travel Per Diem	\$ 600	\$ 350	\$ -	\$ 350
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 159,587	\$ 91,237	\$ 65,505	\$ 25,731

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 20,000	\$ 20,000	\$ 11,774	\$ 8,226
Field Management	\$ 15,750	\$ 9,188	\$ 9,188	\$ -
Landscape Maintenance	\$ 95,000	\$ 55,417	\$ 20,933	\$ 34,484
Landscape Replacement	\$ 25,000	\$ 14,583	\$ 4,100	\$ 10,483
Lake Maintenance	\$ 21,600	\$ 12,600	\$ 6,426	\$ 6,174
Streetlights	\$ 75,000	\$ 43,750	\$ 17,617	\$ 26,133
Electric	\$ 7,500	\$ 4,375	\$ 1,855	\$ 2,520
Water & Sewer	\$ 2,400	\$ 1,400	\$ 338	\$ 1,062
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Irrigation Repairs	\$ 5,000	\$ 2,917	\$ 299	\$ 2,617
General Repairs & Maintenance	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Contingency	\$ 7,500	\$ 4,375	\$ -	\$ 4,375
Subtotal Field Expenditures	\$ 292,250	\$ 178,813	\$ 72,530	\$ 106,282
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 8,400	\$ 7,043	\$ 1,357
Amenity - Water	\$ 4,000	\$ 2,333	\$ 1,458	\$ 876
Playground Lease	\$ 28,688	\$ 16,735	\$ 16,735	\$ (0)
Internet	\$ 2,000	\$ 1,167	\$ 707	\$ 460
Pest Control	\$ 600	\$ 350	\$ 80	\$ 270
Janitorial Services	\$ 7,500	\$ 4,375	\$ 3,850	\$ 525
Security Services	\$ 34,000	\$ 19,833	\$ 11,701	\$ 8,133
Pool Maintenance	\$ 20,000	\$ 11,667	\$ 10,750	\$ 917
Amenity Access Management	\$ 5,000	\$ 2,917	\$ 2,917	\$ (0)
Amenity Repairs & Maintenance	\$ 15,000	\$ 8,750	\$ 5,328	\$ 3,422
Contingency	\$ 7,500	\$ 4,375	\$ -	\$ 4,375
Subtotal Amenity Expenditures	\$ 138,688	\$ 80,902	\$ 60,568	\$ 20,334
Total Operations & Maintenance	\$ 430,938	\$ 259,714	\$ 133,098	\$ 126,616
Total Expenditures	\$ 590,525	\$ 350,951	\$ 198,603	\$ 152,347
Excess (Deficiency) of Revenues over Expenditures	\$ 74,200		\$ 338,172	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (74,200)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (74,200)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0		\$ 338,172	
Fund Balance - Beginning	\$ -		\$ 203,895	
Fund Balance - Ending	\$ 0		\$ 542,067	

North Powerline Road

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 711,117	\$ 711,117	\$ 709,632	\$ (1,485)
Interest	\$ -	\$ -	\$ 13,660	\$ 13,660
Total Revenues	\$ 711,117	\$ 711,117	\$ 723,292	\$ 12,175
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)		\$ 489,052	
Fund Balance - Beginning	\$ 233,810		\$ 595,963	
Fund Balance - Ending	\$ 231,446		\$ 1,085,014	

North Powerline Road

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
Revenues:				
Assessments - Direct Bill	\$ 758,588	\$ 315,058	\$ 315,058	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 118,183	\$ 118,183
Assessments - Prepayments	\$ -	\$ -	\$ 615,868	\$ 615,868
Interest	\$ -	\$ -	\$ 15,826	\$ 15,826
Total Revenues	\$ 758,588	\$ 315,058	\$ 1,064,935	\$ 749,877
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		\$ 825,369	
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		\$ 827,140	
Fund Balance - Beginning	\$ 239,566		\$ 1,000,990	
Fund Balance - Ending	\$ 304,912		\$ 1,828,130	

North Powerline Road

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 7,570	\$ 7,570
Interest	\$ -	\$ -	\$ 210	\$ 210
Total Revenues	\$ -	\$ -	\$ 7,780	\$ 7,780
Expenditures:				
Capital Outlay - Phase 1	\$ -	\$ -	\$ (18,218)	\$ 18,218
Capital Outlay - Phase 2	\$ -	\$ -	\$ 7,570	\$ (7,570)
Total Expenditures	\$ -	\$ -	\$ (10,648)	\$ 10,648
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 18,428	
Fund Balance - Beginning	\$ -	\$ -	\$ 11,149	
Fund Balance - Ending	\$ -	\$ -	\$ 29,577	

North Powerline Road

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 2,779,854	\$ 2,779,854
Interest	\$ -	\$ -	\$ 33,060	\$ 33,060
Total Revenues	\$ -	\$ -	\$ 2,812,914	\$ 2,812,914
Expenditures:				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 4,542,727	\$ (4,542,727)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 2,372,277	\$ (2,372,277)
Total Expenditures	\$ -	\$ -	\$ 6,915,004	\$ (6,915,004)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (4,102,090)	
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	\$ -	\$ -	\$ (4,103,861)	
Fund Balance - Beginning	\$ -	\$ -	\$ 3,877,377	
Fund Balance - Ending	\$ -	\$ -	\$ (226,484)	

North Powerline Road
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	-
Total Revenues	\$ -	\$ -	\$ -	-
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	-
Total Expenditures	\$ -	\$ -	\$ -	-
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	-
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 74,200	\$ -	\$ -	-
Total Other Financing Sources (Uses)	\$ 74,200	\$ -	\$ -	-
Net Change in Fund Balance	\$ 74,200	\$ -	\$ -	-
Fund Balance - Beginning	\$ 5,000	\$ -	\$ -	-
Fund Balance - Ending	\$ 79,200	\$ -	\$ -	-

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	\$ 80,839	\$ 663	\$ 2,003	\$ 677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 370,876
Assessments - Direct Bill	\$ 44,722	\$ -	\$ 44,722	\$ -	\$ 44,722	\$ -	\$ 29,307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 163,472
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,338
Miscellaneous Revenue	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60
Interest	\$ 1	\$ 2	\$ 4	\$ 8	\$ 4	\$ 5	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29
Total Revenues	\$ 44,783	\$ 9,805	\$ 321,618	\$ 80,847	\$ 45,389	\$ 4,345	\$ 29,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 536,775
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
Engineering	\$ 413	\$ -	\$ 434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 847
Attorney	\$ 2,822	\$ 1,370	\$ 2,935	\$ 921	\$ 1,859	\$ 847	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,753
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,081
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 25	\$ 16	\$ 46	\$ 70	\$ -	\$ 149	\$ 81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 387
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	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 274
Boundary Amendment Expenses	\$ 38	\$ -	\$ 2,300	\$ -	\$ -	\$ 509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,847
Office Supplies	\$ 1	\$ 6	\$ 3	\$ 6	\$ 1	\$ 4	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 19,317	\$ 7,763	\$ 10,912	\$ 6,705	\$ 10,716	\$ 5,468	\$ 4,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,505

North Powerline Road
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 11,774	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,774
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,188
Landscape Maintenance	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,933
Landscape Replacement	\$ -	\$ -	\$ 4,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,100
Lake Maintenance	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,426
Streetlights	\$ 2,509	\$ 2,509	\$ 2,509	\$ 2,509	\$ 2,527	\$ 2,527	\$ 2,527	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,617
Electric	\$ 195	\$ 321	\$ 262	\$ 2	\$ 310	\$ 617	\$ 149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,855
Water & Sewer	\$ 150	\$ 33	\$ -	\$ 41	\$ 38	\$ 40	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 338
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 229	\$ -	\$ -	\$ -	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 299
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 20,078	\$ 8,083	\$ 12,092	\$ 7,773	\$ 8,166	\$ 8,405	\$ 7,933	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,530
Amenity Expenditures													
Amenity - Electric	\$ 956	\$ 1,614	\$ 898	\$ -	\$ 1,005	\$ 2,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,043
Amenity - Water	\$ 175	\$ 173	\$ 197	\$ 185	\$ 196	\$ 248	\$ 284	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,458
Playground Lease	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,735
Internet	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 707
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80
Janitorial Services	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,850
Security Services	\$ -	\$ -	\$ 1,139	\$ 3,018	\$ 2,363	\$ 2,363	\$ 2,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,701
Pool Maintenance	\$ 1,750	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,750
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,917
Amenity Repairs & Maintenance	\$ 1,882	\$ 250	\$ -	\$ -	\$ -	\$ 3,196	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,328
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 8,221	\$ 6,995	\$ 7,192	\$ 8,161	\$ 8,523	\$ 13,376	\$ 8,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,568
Total Operations & Maintenance	\$ 28,299	\$ 15,078	\$ 19,284	\$ 15,933	\$ 16,689	\$ 21,781	\$ 16,033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133,098
Total Expenditures	\$ 47,616	\$ 22,841	\$ 30,196	\$ 22,638	\$ 27,405	\$ 27,249	\$ 20,658	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198,603
Excess (Deficiency) of Revenues over Expenditures	\$ (2,833)	\$ (13,036)	\$ 291,422	\$ 58,209	\$ 17,984	\$ (22,904)	\$ 9,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 338,172
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (2,833)	\$ (13,036)	\$ 291,422	\$ 58,209	\$ 17,984	\$ (22,904)	\$ 9,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 338,172

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	\$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)
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

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	34.32%	65.68%	100.00%
							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
04/11/23	03/01/23 - 03/31/23	\$2,011.21	\$0.00	(\$40.22)	\$0.00	\$1,970.99	\$676.53	\$1,294.46	\$1,970.99
TOTAL		\$ 1,148,872.86	\$ (46,075.01)	\$ (22,289.26)	\$ -	\$ 1,080,508.59	\$ 370,876.20	\$ 709,632.39	\$ 1,080,508.59

100%	Net Percent Collected
\$ 4,403.57	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	
4/20/23	4/1/23	1731	\$189,401.19	\$189,401.19	\$0.00	\$189,401.19	
4/5/23	5/1/23	1236	\$18,670.44	\$18,670.44	\$18,670.44	\$0.00	
	10/1/23		\$125,291.60	\$0.00	\$0.00	\$0.00	
				\$389,374.55	\$264,082.95	\$74,681.76	\$189,401.19

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	
4/20/23	4/1/23	1731	\$163,377.67	\$125,657.10	\$0.00	\$125,657.10	
4/5/23	5/1/23	1236	\$16,105.14	\$10,636.44	\$10,636.44	\$0.00	
	10/1/23		\$108,076.66	\$0.00	\$0.00	\$0.00	
				\$335,874.89	\$184,608.96	\$58,951.86	\$125,657.10

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	\$0.00	
	5/1/23		\$3,288.23	\$0.00	\$0.00	\$0.00	
	10/1/23		\$22,066.30	\$0.00	\$0.00	\$0.00	
				\$68,576.47	\$9,864.69	\$9,864.69	\$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	
2/8/23	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	\$0.00	
	5/1/23		\$6,657.72	\$0.00	\$0.00	\$0.00	
	10/1/23		\$44,677.94	\$0.00	\$0.00	\$0.00	
				\$138,847.71	\$19,973.19	\$19,973.19	\$0.00

*Amounts collected via Lot Closings