

*North Powerline Road
Community Development District*

Meeting Agenda

August 1, 2023

AGENDA

North Powerline Road Community Development District

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

July 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, August 1, 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 June 6, 2023 Board of Supervisors Meeting
4. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget
 - i. Consideration of Resolution 2023-12 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds
 - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2023-13 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2023-14 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024
6. Acceptance of Fiscal Year 2022 Audit Report
7. Staff Reports
 - A. Attorney
 - i. Memo Regarding Ethics Training for Elected Officials
 - B. Engineer
 - C. Field Manager's Report
 - i. Presentation of Conveyance Report for Phase 3
 - ii. Consideration of Proposal for Pond Maintenance from Aquagenix for Phase 3 (*to be provided under separate cover*)

¹ Comments will be limited to three (3) minutes

iii. Consideration of Proposal for Landscape Maintenance from Prince and Sons, Inc. for Phase 3 (*to be provided under separate cover*)

D. District Manager's Report

i. Approval of Check Register

ii. Balance Sheet & Income Statement

8. Other Business

9. Supervisors Requests and Audience Comments

10. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the North Powerline Road Community Development District was held on Tuesday, **June 6, 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	Chairman
Lauren Schwenk	Vice Chairperson
Daniel Arnette	Assistant Secretary

Also present were:

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

The following is a summary of the discussions and actions taken at the June 6, 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

Ms. Burns stated that there are a couple of people online, if you have any public comment on any of the agenda items you can use Zoom's raise hand feature to be called on now.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 2, 2023
Board of Supervisors Meeting**

Ms. Burns presented the May 2, 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. Arnette, with all in favor, the Minutes of the May 2, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

Ms. Burns presented the public hearing on the adoption of the parking and towing policies for the District. This public hearing has been advertised.

Ms. Burns stated the Board approved a parking policy that would designate either odd versus even and it has not gone into effect yet. When we started looking at it, we talked some more to the other Districts about designating where things would be allowed and would take that approach. She noted she would start with public comments if anybody on the Zoom line has any comments on the proposed street parking and towing policy, you can use Zoom’s raise hand feature to be called on now.

Ms. Burns stated there is one comment from a resident who lives in Horse Creek and when signed on with the HOA, they were under the impression there would be no street parking. HOA and CDD have different jurisdictions on what they control and what not, so we were concerned as far as people parking way too close to stop signs where it is unsafe to be able to turn or be able to see oncoming traffic and seeing kind of where that parking is going to be happening. Ms. Burns noted the roads in the community are owned by the CDD so if the HOA has any reference to street parking or towing policies in their covenants and restrictions, the CDD would be handling that. If you have specific questions about what is in their policy, you can reach out to them but the intent is to leave the enforcement of that to the CDD. She noted like always all traffic enforcement, any kind of traffic signs or things like that would always still apply regardless of the policy such as things like not parking in front of a fire hydrant, not parking on corners, those are all traffic enforcement issues and not necessarily street parking issues so the police department would still have jurisdiction over say ticketing for parking in front of a fire hydrant. Ms. Burns asked for any more public comments.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, Closing the Public Hearing, was approved.

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 Board

Ms. Burns presented this policy would designate the entire community as no street parking at any time other than where posted signs that allow where parking would be. Mr. Arnette asked if those were the signs with the yellow dots. Ms. Burns stated yes and the green is the side of the street that you would be allowed to park on. She noted there is a page of the actual signs in your agenda. She stated the idea is that they are put away from the corners and as long as you are parked in between the signs on that side of the street, you can park there and that was looked at as a case-by-case basis for each street that would allow the most on street parking. There will be two signs posted at the front that will say no on street parking at any time other than designated parking zones and you can see those there. She stated that was a suggestion based on looking at the policy. Ms. Burns noted there is not a policy in place right now so we would be putting this into place and ordering the signs. Once the signs go up, we would send notice and pick a start date.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Resolution 2023-10 Adopting Amended parking and Towing Policies for the Board, was approved.

ii. Presentation of Updated Parking Sign Options and Quotes

Mr. Tindall stated there are roughly 31 signs for parking allowed and two tow policy signs. He noted roughly three days labor is \$1900, equipment is \$225, and materials are about \$3800. The total is \$6,156.47. He noted this is based on review and we think this will work out well. There may be some minor adjustments to the language of signs when there is only a symbol sign on the side of the street to corner.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Updated Parking Sign Options and Quotes, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-11
Appointing an Assistant Treasurer**

Ms. Burns presented this would add Darrin Mossier as another signer on the account.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Resolution 2023-11 Appointing an Assistant Treasurer, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry had nothing to report to the Board unless any questions.

B. Engineer

The District Engineer is not on the line today.

C. Field Manager's Report

Mr. Tindall stated the report is on page 27 of the agenda. He noted nothing dramatic. He stated facilities are well maintained overall. He stated there was a repair done to the mushroom feature. This was under warranty and the electrician came out and replaced a contact and it seemed to be working but at the end of the week, the mushroom feature went down and it is also going to be submitted to the warranty as an issue with the motor which may have been a part of the original issue. We will get that taken care of as soon as possible. He noted other than that, landscaping has been well maintained and solar lights were added to the rear entrance, pond levels are being monitored. There was one that was being pumped down as the neighboring pond was being built and that is coming back. Street signs are being replaced and this was done last week. Again, we are just keeping everything up and running. He noted they will get parking signs taken care of as soon as possible.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register totaling \$27,463.78. 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 Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns presented the financials through April 30th, and asked if there were any questions. Hearing none, the next item followed.

iii. Discussion Regarding July 2023 Board Meeting

Ms. Burns stated the regular meeting date falls on July 4th and there are no agenda items so we are suggesting cancelling. She noted they will go ahead and cancel and if anything comes up that is needed to be taken care of before the August meeting, we will just schedule a special meeting.

iv. Notification of Memorial Day Weekend Amenity Violations

Ms. Burns stated we had two incidents where the security guard had to call the police over Memorial Day weekend. The first was a resident who was setting up for a party when they were notified that the pool deck is not allowed for reservation and the guest limits always apply. The resident refused to comply and said she was in her right. She noted the police were called and ultimately, she did leave. We did issue per the rules, first time offense would be a seven-day suspension so they received a letter and their amenity use was suspended for seven days. Ms. Schwenk asked if parties are not allowed with residents gathering or is it outside people. Ms. Burns stated they basically took all of the pool chairs and put them under the cover in a blocked off area to reserve their group. She stated there were a few different things that led to the suspension. If the security guard had just got up and notified them that they couldn't do that, there would not have been a suspension. It would have just been like hey FYI but it was the fact the police were called and they were very confrontational with the security guard so there was a list of violations. She noted the next one that was sent was an issue with an unattended minor who went to the bathroom on the pool deck and when the security guard confronted them about it, they were extremely confrontational. There were residents refusing to clean it up and a lot of issues there. She noted all of this was verified and the police were called. There were reports from other residents that felt the security guard handled it in a good way and they were pleased with how it was handled but the behavior was kind of a lot. She noted she just wanted to make the Board aware because they did

do some suspensions. She stated also when the police came out, they did let us know that they had gotten a lot of calls from this community just in general, some to the pool and some not to the pool. She noted with this being a holiday weekend, we are hoping these are kind of isolated incidents. Security is only there on peak hours. Security is not there all the time. She noted of course we want people to be able to use and enjoy the amenity. Ms. Schwenk asked if a letter can be sent out to the community that the Board is prepared to shut down the amenity if these actions keep happening. Ms. Burns stated what they want to do is just advise that amenity violations will result in suspension and then loss of amenity privileges. She noted that she wanted to run it by the Board so that maybe we take a little bit of a harder stance to make sure this is not a situation that spirals out of control. Ms. Schwenk stated she thinks so. Ms. Burns stated with 4th of July being a Tuesday, we have security coming through the weekend, Monday and Tuesday and have rechecked with the security vendor to have some additional patrols which is usually sufficient but based on the push back and interaction with the security while they were there, we felt this was a situation that we needed to start getting it under control. This is an FYI for the Board on those issues, that we are aware of them and handling those as they come in. Mr. Heath asked if we suspend them, how do you know if they come to the pool. Ms. Burns stated their access cards are turned off so basically, we can set it until it is turned off for a certain amount of time. The only way that they could get to the pool is if someone else lets them in or if they went with a neighbor. The security guards are aware that we send those violation letters and we let the security guard know who they are. Ms. Burns stated those residents because it was Memorial Day weekend, their access was turned back on last Friday so they are allowed to use the facility again. She noted with second offenses, longer suspensions would come to the Board for approval. Ms. Schwenk asked if they are suspended and turned off until the Board can meet to discuss it. Ms. Burn stated yes. She stated for example if a resident assaulted the police officer, a seven-day suspension would not be sufficient. The rules allow our staff in consultation with at least one Board member, to suspend them until the next meeting or 30 days and then at that point they would have an opportunity to present anything that they wanted. If the Board says we want to suspend you for a year for assaulting a security officer, you will have the ability to do that but they are given an opportunity to come and present their case so 30 days or the next Board meeting, whichever is the less.

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)

Ms. Burns stated this should have been received in the mail and if not to let her know and she can send it.

SEVENTH ORDER OF BUSINESS

Other Business

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

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

A member of the public stated there has been an increase in recreational vehicles like ATV, dirt bike usage around the roads and in the unconstructed lots as well so is that something the CDD can look into or is that something that needs to be taken up with the local law enforcement? Ms. Burns stated to call local law enforcement as that is kind of a traffic enforcement issue and if they are driving through the lots in those other areas, that is not an area that the CDD has any authority over so if that is happening, call the police department and they should come out and handle that. Another public member had a question about the parking. He asked for the people who have five vehicles, are they allowed to park in front of their house. Ms. Burns stated the designated areas that street parking is allowed is available to anybody on a first come first served basis so those parking spots are available to anybody, also the CDD cannot restrict the number of vehicles that a certain house has, we do not have that authority. He stated he is worried as there have been incidents in the past in another community where he lived where there is a five-bedroom home with five people there and people from another state come to visit where they drove down and their car would be towed while being parked in front of his house. Ms. Burns stated as long as you are parked in an area that is designated by the signage that says street parking allowed, you would not be towed. The only exception from the rules to that is for recreational vehicles, boats, tractors, trailers as those cannot be parked overnight. If you have a boat, it could be parked in those designated areas during the day, just not 10 p.m. to 6 a.m. She stated that would be the only exception for vehicles that would be towed from those parking allowed areas.

NINTH ORDER OF BUSINESS

Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2023-12

THE ANNUAL APPROPRIATION RESOLUTION OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“Board”) of the North Powerline Road Community Development District (“District”) proposed budgets (“Proposed Budget”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“Fiscal Year 2023/2024”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“Adopted Budget”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the North

Powerline Road Community Development District for the Fiscal Year Ending September 30, 2024.”

- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 1ST DAY OF AUGUST 2023.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

North Powerline Road
Community Development District

Proposed Budget
FY2024



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North Powerline Road
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 550,614	\$ 536,420	\$ 15,414	\$ 551,834	\$ 737,946
Developer Contributions	\$ 114,111	\$ -	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ -	\$ 2,905	\$ -	\$ 2,905	\$ -
Miscellaneous Revenue	\$ -	\$ 60	\$ -	\$ 60	\$ -
Interest	\$ -	\$ 38	\$ -	\$ 38	\$ -
Total Revenues	\$ 664,725	\$ 539,423	\$ 15,414	\$ 554,837	\$ 737,946
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 5,800	\$ 3,000	\$ 8,800	\$ 12,000
Engineering	\$ 20,000	\$ 1,345	\$ 1,200	\$ 2,545	\$ 20,000
Attorney	\$ 30,000	\$ 15,496	\$ 3,600	\$ 19,096	\$ 30,000
Annual Audit	\$ 5,500	\$ 3,850	\$ -	\$ 3,850	\$ 5,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,500
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ 900	\$ 1,350
Dissemination	\$ 7,000	\$ 4,500	\$ 2,000	\$ 6,500	\$ 7,000
Trustee Fees	\$ 12,500	\$ 8,081	\$ -	\$ 8,081	\$ 12,500
Management Fees	\$ 37,853	\$ 28,390	\$ 9,463	\$ 37,853	\$ 40,000
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,260
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 1,000	\$ 602	\$ 225	\$ 827	\$ 1,000
Insurance	\$ 6,684	\$ 5,988	\$ -	\$ 5,988	\$ 7,687
Copies	\$ 1,000	\$ 88	\$ 75	\$ 163	\$ 1,000
Legal Advertising	\$ 10,000	\$ 3,486	\$ 2,500	\$ 5,986	\$ 10,000
Other Current Charges	\$ 5,000	\$ 353	\$ 117	\$ 470	\$ 5,000
Boundary Amendment Expenses	\$ -	\$ 2,905	\$ -	\$ 2,905	\$ -
Office Supplies	\$ 625	\$ 30	\$ 15	\$ 45	\$ 625
Travel Per Diem	\$ 600	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 159,587	\$ 88,790	\$ 23,395	\$ 112,185	\$ 163,487

North Powerline Road
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 20,000	\$ 11,774	\$ -	\$ 11,774	\$ 20,000
Field Management	\$ 15,750	\$ 11,813	\$ 3,938	\$ 15,750	\$ 16,538
Landscape Maintenance	\$ 95,000	\$ 26,914	\$ 8,971	\$ 35,885	\$ 100,000
Landscape Replacement	\$ 25,000	\$ 4,100	\$ 3,000	\$ 7,100	\$ 25,000
Lake Maintenance	\$ 21,600	\$ 8,262	\$ 2,754	\$ 11,016	\$ 21,600
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Streetlights	\$ 75,000	\$ 22,685	\$ 7,800	\$ 30,485	\$ 75,000
Electric	\$ 7,500	\$ 3,673	\$ 1,050	\$ 4,723	\$ 7,500
Water & Sewer	\$ 2,400	\$ 419	\$ 225	\$ 644	\$ 2,400
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 299	\$ 2,000	\$ 2,299	\$ 5,000
General Repairs & Maintenance	\$ 15,000	\$ 297	\$ 5,000	\$ 5,297	\$ 15,000
Contingency	\$ 7,500	\$ -	\$ 5,000	\$ 5,000	\$ 7,500
Subtotal Field Expenditures	\$ 292,250	\$ 90,236	\$ 42,238	\$ 132,473	\$ 299,838
Amenity Expenditures					
Amenity - Electric	\$ 14,400	\$ 9,612	\$ 3,900	\$ 13,512	\$ 16,800
Amenity - Water	\$ 4,000	\$ 2,010	\$ 900	\$ 2,910	\$ 4,000
Playground Lease	\$ 28,688	\$ 21,516	\$ 7,172	\$ 28,688	\$ 53,688
Internet	\$ 2,000	\$ 909	\$ 303	\$ 1,212	\$ 2,000
Pest Control	\$ 600	\$ 160	\$ 120	\$ 280	\$ 630
Janitorial Services	\$ 7,500	\$ 4,950	\$ 1,650	\$ 6,600	\$ 10,800
Security Services	\$ 34,000	\$ 16,768	\$ 9,000	\$ 25,768	\$ 34,000
Pool Maintenance	\$ 20,000	\$ 14,030	\$ 4,500	\$ 18,530	\$ 36,000
Amenity Access Management	\$ 5,000	\$ 3,750	\$ 1,250	\$ 5,000	\$ 5,250
Amenity Repairs & Maintenance	\$ 15,000	\$ 5,328	\$ 3,000	\$ 8,328	\$ 15,000
Contingency	\$ 7,500	\$ -	\$ 2,000	\$ 2,000	\$ 7,500
Subtotal Amenity Expenditures	\$ 138,688	\$ 79,034	\$ 33,795	\$ 112,829	\$ 185,668
Total Operations & Maintenance	\$ 430,938	\$ 169,270	\$ 76,033	\$ 245,302	\$ 485,506
<i>Other Expenditures</i>					
Capital Reserves	\$ 74,200	\$ -	\$ 74,200	\$ 74,200	\$ 88,953
Total Other Expenditures	\$ 74,200	\$ -	\$ 74,200	\$ 74,200	\$ 88,953
Total Expenditures	\$ 664,725	\$ 258,059	\$ 173,628	\$ 431,687	\$ 737,946
Excess Revenues/(Expenditures)	\$ 0	\$ 281,364	\$ (158,214)	\$ 123,150	\$ -

Product	Assessable			Net Total	Net Per Unit	Gross Per Unit	FY2023 Gross Per Unit	FY2024 Increase/(Decrease)
	ERU's	Units	ERU/Unit					
Phase 1 - Tax Roll	295.00	295	1.00	\$194,088.32	\$657.93	\$707.45	\$707.45	\$0.00
Phase 2 - Tax Roll	271.00	271	1.00	\$178,298.08	\$657.93	\$707.45	\$707.45	\$0.00
Phase 3 - Direct - Platted	8.00	8	1.00	\$5,263.41	\$657.93	\$707.45	\$707.45	\$0.00
Phase 3 - Direct - Townhomes	225.00	300	0.75	\$148,033.46	\$493.44	\$530.59	\$530.59	\$0.00
Phase 4 - Tax Roll - Single Family	162.00	162	1.00	\$106,584.09	\$657.93	\$707.45	\$169.84	\$537.61
Phase 5 - Direct - Unplatted	102.83	532	0.19	\$67,654.35	\$127.17	\$136.74	\$147.65	(\$10.91)
Phase 6 - Direct - Unplatted	57.79	299	0.19	\$38,023.78	\$127.17	\$136.74	\$147.65	(\$10.91)
	1121.62	1867		\$737,945.50				

North Powerline Road Community Development District General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted DiBartolomeo, McBee, Hartley & Barnes, P.A.

Assessment Administration

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

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020, Series 2022 bond, and one other anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020, Series 2022 bonds and one other anticipated bond issuance. The District is contracted with Governmental Management Services – Central Florida LLC.

North Powerline Road Community Development District General Fund Budget

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

The District's general liability and public official's liability insurance coverages with Florida Insurance Alliance.

Copies

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

North Powerline Road Community Development District General Fund Budget

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Lake Maintenance

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

Streetlights

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

Electric

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

Water & Sewer

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

Sidewalk & Asphalt Maintenance

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

North Powerline Road Community Development District General Fund Budget

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity - Water

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

Playground Lease

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

Internet

Internet service for use at the Amenity Center.

Pest Control

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

Janitorial Services

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

Security Services

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

Pool Maintenance

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

North Powerline Road Community Development District General Fund Budget

Amenity Access Management

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

Amenity Repairs & Maintenance

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

Contingency

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

Other Expenses:

Capital Reserves

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

North Powerline Road
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Transfer In - General Fund	\$ 74,200	\$ -	\$ 74,200	\$ 74,200	\$ 88,953
Carry Forward Surplus	\$ 5,000	\$ -	\$ -	\$ -	\$ 74,200
Total Revenues	\$ 79,200	\$ -	\$ 74,200	\$ 74,200	\$ 163,153
Expenditures					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 79,200	\$ -	\$ 74,200	\$ 74,200	\$ 163,153

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

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 711,117	\$ 713,597	\$ -	\$ 713,597	\$ 712,525
Interest	\$ -	\$ 20,152	\$ 3,600	\$ 23,752	\$ -
Carry Forward Surplus	\$ 233,810	\$ 240,030	\$ -	\$ 240,030	\$ 258,989
Total Revenues	\$ 944,927	\$ 973,779	\$ 3,600	\$ 977,379	\$ 971,513
Expenditures					
Interest Expense - 11/1	\$ 229,241	\$ 229,241	\$ -	\$ 229,241	\$ 225,803
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal Expense - 5/1	\$ 255,000	\$ 255,000	\$ -	\$ 255,000	\$ 260,000
Interest Expense - 5/1	\$ 229,241	\$ 229,150	\$ -	\$ 229,150	\$ 225,803
Total Expenditures	\$ 713,481	\$ 718,391	\$ -	\$ 718,391	\$ 711,606
Net Change in Fund Balance	\$ 231,446	\$ 255,389	\$ 3,600	\$ 258,989	\$ 259,907

Interest Expense 11/1/24	\$ 222,391
Total	\$ 222,391

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 1	295	\$ 357,687	\$1,212	\$1,304
Single Family - Phase 2	271	\$ 354,838	\$1,309	\$1,408
	566	\$ 712,525		

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

Date	Balance	Principal	Interest	Total
11/01/23	\$ 12,155,000.00	\$ -	\$ 225,803.13	\$ 709,953.13
05/01/24	\$ 12,155,000.00	\$ 260,000.00	\$ 225,803.13	\$ -
11/01/24	\$ 11,895,000.00	\$ -	\$ 222,390.63	\$ 708,193.76
05/01/25	\$ 11,895,000.00	\$ 270,000.00	\$ 222,390.63	\$ -
11/01/25	\$ 11,625,000.00	\$ -	\$ 218,846.88	\$ 711,237.51
05/01/26	\$ 11,625,000.00	\$ 275,000.00	\$ 218,846.88	\$ -
11/01/26	\$ 11,350,000.00	\$ -	\$ 214,550.00	\$ 708,396.88
05/01/27	\$ 11,350,000.00	\$ 285,000.00	\$ 214,550.00	\$ -
11/01/27	\$ 11,065,000.00	\$ -	\$ 210,096.88	\$ 709,646.88
05/01/28	\$ 11,065,000.00	\$ 295,000.00	\$ 210,096.88	\$ -
11/01/28	\$ 10,770,000.00	\$ -	\$ 205,487.50	\$ 710,584.38
05/01/29	\$ 10,770,000.00	\$ 305,000.00	\$ 205,487.50	\$ -
11/01/29	\$ 10,465,000.00	\$ -	\$ 200,721.88	\$ 711,209.38
05/01/30	\$ 10,465,000.00	\$ 315,000.00	\$ 200,721.88	\$ -
11/01/30	\$ 10,150,000.00	\$ -	\$ 195,800.00	\$ 711,521.88
05/01/31	\$ 10,150,000.00	\$ 325,000.00	\$ 195,800.00	\$ -
11/01/31	\$ 9,825,000.00	\$ -	\$ 189,909.38	\$ 710,709.38
05/01/32	\$ 9,825,000.00	\$ 335,000.00	\$ 189,909.38	\$ -
11/01/32	\$ 9,490,000.00	\$ -	\$ 183,837.50	\$ 708,746.88
05/01/33	\$ 9,490,000.00	\$ 350,000.00	\$ 183,837.50	\$ -
11/01/33	\$ 9,140,000.00	\$ -	\$ 177,493.75	\$ 711,331.25
05/01/34	\$ 9,140,000.00	\$ 360,000.00	\$ 177,493.75	\$ -
11/01/34	\$ 8,780,000.00	\$ -	\$ 170,968.75	\$ 708,462.50
05/01/35	\$ 8,780,000.00	\$ 375,000.00	\$ 170,968.75	\$ -
11/01/35	\$ 8,405,000.00	\$ -	\$ 164,171.88	\$ 710,140.63
05/01/36	\$ 8,405,000.00	\$ 390,000.00	\$ 164,171.88	\$ -
11/01/36	\$ 8,015,000.00	\$ -	\$ 157,103.13	\$ 711,275.01
05/01/37	\$ 8,015,000.00	\$ 405,000.00	\$ 157,103.13	\$ -
11/01/37	\$ 7,610,000.00	\$ -	\$ 149,762.50	\$ 711,865.63
05/01/38	\$ 7,610,000.00	\$ 415,000.00	\$ 149,762.50	\$ -
11/01/38	\$ 7,195,000.00	\$ -	\$ 142,240.63	\$ 707,003.13
05/01/39	\$ 7,195,000.00	\$ 435,000.00	\$ 142,240.63	\$ -
11/01/39	\$ 6,760,000.00	\$ -	\$ 134,356.25	\$ 711,596.88
05/01/40	\$ 6,760,000.00	\$ 450,000.00	\$ 134,356.25	\$ -
11/01/40	\$ 6,310,000.00	\$ -	\$ 126,200.00	\$ 710,556.25
05/01/41	\$ 6,310,000.00	\$ 465,000.00	\$ 126,200.00	\$ -
11/01/41	\$ 5,845,000.00	\$ -	\$ 116,900.00	\$ 708,100.00
05/01/42	\$ 5,845,000.00	\$ 485,000.00	\$ 116,900.00	\$ -
11/01/42	\$ 5,360,000.00	\$ -	\$ 107,200.00	\$ 709,100.00
05/01/43	\$ 5,360,000.00	\$ 505,000.00	\$ 107,200.00	\$ -
11/01/43	\$ 4,855,000.00	\$ -	\$ 97,100.00	\$ 709,300.00
05/01/44	\$ 4,855,000.00	\$ 525,000.00	\$ 97,100.00	\$ -
11/01/44	\$ 4,330,000.00	\$ -	\$ 86,600.00	\$ 708,700.00
05/01/45	\$ 4,330,000.00	\$ 545,000.00	\$ 86,600.00	\$ -
11/01/45	\$ 3,785,000.00	\$ -	\$ 75,700.00	\$ 707,300.00
05/01/46	\$ 3,785,000.00	\$ 570,000.00	\$ 75,700.00	\$ -
11/01/46	\$ 3,215,000.00	\$ -	\$ 64,300.00	\$ 710,000.00
05/01/47	\$ 3,215,000.00	\$ 595,000.00	\$ 64,300.00	\$ -
11/01/47	\$ 2,620,000.00	\$ -	\$ 52,400.00	\$ 711,700.00
05/01/48	\$ 2,620,000.00	\$ 615,000.00	\$ 52,400.00	\$ -
11/01/48	\$ 2,005,000.00	\$ -	\$ 40,100.00	\$ 707,500.00
05/01/49	\$ 2,005,000.00	\$ 640,000.00	\$ 40,100.00	\$ -
11/01/49	\$ 1,365,000.00	\$ -	\$ 27,300.00	\$ 707,400.00
05/01/50	\$ 1,365,000.00	\$ 670,000.00	\$ 27,300.00	\$ -
11/01/50	\$ 695,000.00	\$ -	\$ 13,900.00	\$ 711,200.00
05/01/51	\$ 695,000.00	\$ 695,000.00	\$ 13,900.00	\$ 708,900.00
		\$ 12,155,000.00	\$ 7,942,481.34	\$ 20,581,631.34

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

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 758,588	\$ 433,241	\$ 325,346	\$ 758,588	\$ 649,797
Assessments - Prepayments	\$ -	\$ 1,450,734	\$ 179,628	\$ 1,630,362	\$ -
Interest	\$ -	\$ 24,602	\$ 7,500	\$ 32,102	\$ -
Carry Forward Surplus	\$ 239,566	\$ 242,403	\$ -	\$ 242,403	\$ 390,410
Total Revenues	\$ 998,153	\$ 2,150,979	\$ 512,475	\$ 2,663,454	\$ 1,040,207
Expenditures					
Interest Expense - 11/1	\$ 239,566	\$ 239,566	\$ -	\$ 239,566	\$ 256,966
Principal Expense - 5/1	\$ 150,000	\$ 150,000	\$ -	\$ 150,000	\$ 135,000
Interest Expense - 5/1	\$ 303,675	\$ 303,675	\$ -	\$ 303,675	\$ 256,966
Special Call - 8/1	\$ -	\$ -	\$ 1,560,000	\$ 1,560,000	\$ -
Interest Expense - 8/1	\$ -	\$ -	\$ 21,573	\$ 21,573	\$ -
Total Expenditures	\$ 693,241	\$ 693,241	\$ 1,581,573	\$ 2,274,814	\$ 648,931
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	\$ 304,912	\$ 1,459,509	\$ (1,069,099)	\$ 390,410	\$ 391,276

Interest Expense 11/1/24	\$ 253,759
Total	\$ 253,759

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

Date	Balance	Principal	Interest	Total
11/01/23	\$ 9,290,000.00	\$ -	\$ 256,965.63	\$ 256,965.63
05/01/24	\$ 9,290,000.00	\$ 135,000.00	\$ 256,965.63	\$ -
11/01/24	\$ 9,155,000.00	\$ -	\$ 253,759.38	\$ 645,725.00
05/01/25	\$ 9,155,000.00	\$ 145,000.00	\$ 253,759.38	\$ -
11/01/25	\$ 9,010,000.00	\$ -	\$ 250,315.63	\$ 649,075.00
05/01/26	\$ 9,010,000.00	\$ 150,000.00	\$ 250,315.63	\$ -
11/01/26	\$ 8,860,000.00	\$ -	\$ 246,753.13	\$ 647,068.75
05/01/27	\$ 8,860,000.00	\$ 160,000.00	\$ 246,753.13	\$ -
11/01/27	\$ 8,700,000.00	\$ -	\$ 242,953.13	\$ 649,706.25
05/01/28	\$ 8,700,000.00	\$ 165,000.00	\$ 242,953.13	\$ -
11/01/28	\$ 8,535,000.00	\$ -	\$ 238,621.88	\$ 646,575.00
05/01/29	\$ 8,535,000.00	\$ 175,000.00	\$ 238,621.88	\$ -
11/01/29	\$ 8,360,000.00	\$ -	\$ 234,028.13	\$ 647,650.00
05/01/30	\$ 8,360,000.00	\$ 185,000.00	\$ 234,028.13	\$ -
11/01/30	\$ 8,175,000.00	\$ -	\$ 229,171.88	\$ 648,200.00
05/01/31	\$ 8,175,000.00	\$ 195,000.00	\$ 229,171.88	\$ -
11/01/31	\$ 7,980,000.00	\$ -	\$ 224,053.13	\$ 648,225.00
05/01/32	\$ 7,980,000.00	\$ 205,000.00	\$ 224,053.13	\$ -
11/01/32	\$ 7,775,000.00	\$ -	\$ 218,671.88	\$ 647,725.00
05/01/33	\$ 7,775,000.00	\$ 215,000.00	\$ 218,671.88	\$ -
11/01/33	\$ 7,560,000.00	\$ -	\$ 212,625.00	\$ 646,296.88
05/01/34	\$ 7,560,000.00	\$ 230,000.00	\$ 212,625.00	\$ -
11/01/34	\$ 7,330,000.00	\$ -	\$ 206,156.25	\$ 648,781.25
05/01/35	\$ 7,330,000.00	\$ 240,000.00	\$ 206,156.25	\$ -
11/01/35	\$ 7,090,000.00	\$ -	\$ 199,406.25	\$ 645,562.50
05/01/36	\$ 7,090,000.00	\$ 255,000.00	\$ 199,406.25	\$ -
11/01/36	\$ 6,835,000.00	\$ -	\$ 192,234.38	\$ 646,640.63
05/01/37	\$ 6,835,000.00	\$ 270,000.00	\$ 192,234.38	\$ -
11/01/37	\$ 6,565,000.00	\$ -	\$ 184,640.63	\$ 646,875.00
05/01/38	\$ 6,565,000.00	\$ 285,000.00	\$ 184,640.63	\$ -
11/01/38	\$ 6,280,000.00	\$ -	\$ 176,625.00	\$ 646,265.63
05/01/39	\$ 6,280,000.00	\$ 305,000.00	\$ 176,625.00	\$ -
11/01/39	\$ 5,975,000.00	\$ -	\$ 168,046.88	\$ 649,671.88
05/01/40	\$ 5,975,000.00	\$ 320,000.00	\$ 168,046.88	\$ -
11/01/40	\$ 5,655,000.00	\$ -	\$ 159,046.88	\$ 647,093.75
05/01/41	\$ 5,655,000.00	\$ 340,000.00	\$ 159,046.88	\$ -
11/01/41	\$ 5,315,000.00	\$ -	\$ 149,484.38	\$ 648,531.25
05/01/42	\$ 5,315,000.00	\$ 360,000.00	\$ 149,484.38	\$ -
11/01/42	\$ 4,955,000.00	\$ -	\$ 139,359.38	\$ 648,843.75
05/01/43	\$ 4,955,000.00	\$ 380,000.00	\$ 139,359.38	\$ -
11/01/43	\$ 4,575,000.00	\$ -	\$ 128,671.88	\$ 648,031.25
05/01/44	\$ 4,575,000.00	\$ 400,000.00	\$ 128,671.88	\$ -
11/01/44	\$ 4,175,000.00	\$ -	\$ 117,421.88	\$ 646,093.75
05/01/45	\$ 4,175,000.00	\$ 425,000.00	\$ 117,421.88	\$ -
11/01/45	\$ 3,750,000.00	\$ -	\$ 105,468.75	\$ 647,890.63
05/01/46	\$ 3,750,000.00	\$ 450,000.00	\$ 105,468.75	\$ -
11/01/46	\$ 3,300,000.00	\$ -	\$ 92,812.50	\$ 648,281.25
05/01/47	\$ 3,300,000.00	\$ 475,000.00	\$ 92,812.50	\$ -
11/01/47	\$ 2,825,000.00	\$ -	\$ 79,453.13	\$ 647,265.63
05/01/48	\$ 2,825,000.00	\$ 505,000.00	\$ 79,453.13	\$ -
11/01/48	\$ 2,320,000.00	\$ -	\$ 65,250.00	\$ 649,703.13
05/01/49	\$ 2,320,000.00	\$ 530,000.00	\$ 65,250.00	\$ -
11/01/49	\$ 1,790,000.00	\$ -	\$ 50,343.75	\$ 645,593.75
05/01/50	\$ 1,790,000.00	\$ 565,000.00	\$ 50,343.75	\$ -
11/01/50	\$ 1,225,000.00	\$ -	\$ 34,453.13	\$ 649,796.88
05/01/51	\$ 1,225,000.00	\$ 595,000.00	\$ 34,453.13	\$ -
11/01/51	\$ 630,000.00	\$ -	\$ 17,718.75	\$ 647,171.88
05/01/52	\$ 630,000.00	\$ 630,000.00	\$ 17,718.75	\$ 647,171.88
		\$ 9,290,000.00	\$ 9,749,025.00	\$ 19,039,025.00

SECTION B

SECTION 1

RESOLUTION 2023-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A**,” and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

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

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B**,” and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform

Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

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

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

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

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

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

B. Direct Bill Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 1ST DAY OF AUGUST 2023.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method) (*Phase 1, Phase 2 and Phase 4 Lands*)
Assessment Roll (Direct Collect) (*Phase 3 Platted Lands and Phase 5 and Phase 6 Unplatted Lands*)

North Powerline Road
Community Development District

Proposed Budget
FY2024



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North Powerline Road
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 550,614	\$ 536,420	\$ 15,414	\$ 551,834	\$ 737,946
Developer Contributions	\$ 114,111	\$ -	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ -	\$ 2,905	\$ -	\$ 2,905	\$ -
Miscellaneous Revenue	\$ -	\$ 60	\$ -	\$ 60	\$ -
Interest	\$ -	\$ 38	\$ -	\$ 38	\$ -
Total Revenues	\$ 664,725	\$ 539,423	\$ 15,414	\$ 554,837	\$ 737,946
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 5,800	\$ 3,000	\$ 8,800	\$ 12,000
Engineering	\$ 20,000	\$ 1,345	\$ 1,200	\$ 2,545	\$ 20,000
Attorney	\$ 30,000	\$ 15,496	\$ 3,600	\$ 19,096	\$ 30,000
Annual Audit	\$ 5,500	\$ 3,850	\$ -	\$ 3,850	\$ 5,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,500
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ 900	\$ 1,350
Dissemination	\$ 7,000	\$ 4,500	\$ 2,000	\$ 6,500	\$ 7,000
Trustee Fees	\$ 12,500	\$ 8,081	\$ -	\$ 8,081	\$ 12,500
Management Fees	\$ 37,853	\$ 28,390	\$ 9,463	\$ 37,853	\$ 40,000
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,260
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 1,000	\$ 602	\$ 225	\$ 827	\$ 1,000
Insurance	\$ 6,684	\$ 5,988	\$ -	\$ 5,988	\$ 7,687
Copies	\$ 1,000	\$ 88	\$ 75	\$ 163	\$ 1,000
Legal Advertising	\$ 10,000	\$ 3,486	\$ 2,500	\$ 5,986	\$ 10,000
Other Current Charges	\$ 5,000	\$ 353	\$ 117	\$ 470	\$ 5,000
Boundary Amendment Expenses	\$ -	\$ 2,905	\$ -	\$ 2,905	\$ -
Office Supplies	\$ 625	\$ 30	\$ 15	\$ 45	\$ 625
Travel Per Diem	\$ 600	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 159,587	\$ 88,790	\$ 23,395	\$ 112,185	\$ 163,487

North Powerline Road
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 20,000	\$ 11,774	\$ -	\$ 11,774	\$ 20,000
Field Management	\$ 15,750	\$ 11,813	\$ 3,938	\$ 15,750	\$ 16,538
Landscape Maintenance	\$ 95,000	\$ 26,914	\$ 8,971	\$ 35,885	\$ 100,000
Landscape Replacement	\$ 25,000	\$ 4,100	\$ 3,000	\$ 7,100	\$ 25,000
Lake Maintenance	\$ 21,600	\$ 8,262	\$ 2,754	\$ 11,016	\$ 21,600
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Streetlights	\$ 75,000	\$ 22,685	\$ 7,800	\$ 30,485	\$ 75,000
Electric	\$ 7,500	\$ 3,673	\$ 1,050	\$ 4,723	\$ 7,500
Water & Sewer	\$ 2,400	\$ 419	\$ 225	\$ 644	\$ 2,400
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 299	\$ 2,000	\$ 2,299	\$ 5,000
General Repairs & Maintenance	\$ 15,000	\$ 297	\$ 5,000	\$ 5,297	\$ 15,000
Contingency	\$ 7,500	\$ -	\$ 5,000	\$ 5,000	\$ 7,500
Subtotal Field Expenditures	\$ 292,250	\$ 90,236	\$ 42,238	\$ 132,473	\$ 299,838
Amenity Expenditures					
Amenity - Electric	\$ 14,400	\$ 9,612	\$ 3,900	\$ 13,512	\$ 16,800
Amenity - Water	\$ 4,000	\$ 2,010	\$ 900	\$ 2,910	\$ 4,000
Playground Lease	\$ 28,688	\$ 21,516	\$ 7,172	\$ 28,688	\$ 53,688
Internet	\$ 2,000	\$ 909	\$ 303	\$ 1,212	\$ 2,000
Pest Control	\$ 600	\$ 160	\$ 120	\$ 280	\$ 630
Janitorial Services	\$ 7,500	\$ 4,950	\$ 1,650	\$ 6,600	\$ 10,800
Security Services	\$ 34,000	\$ 16,768	\$ 9,000	\$ 25,768	\$ 34,000
Pool Maintenance	\$ 20,000	\$ 14,030	\$ 4,500	\$ 18,530	\$ 36,000
Amenity Access Management	\$ 5,000	\$ 3,750	\$ 1,250	\$ 5,000	\$ 5,250
Amenity Repairs & Maintenance	\$ 15,000	\$ 5,328	\$ 3,000	\$ 8,328	\$ 15,000
Contingency	\$ 7,500	\$ -	\$ 2,000	\$ 2,000	\$ 7,500
Subtotal Amenity Expenditures	\$ 138,688	\$ 79,034	\$ 33,795	\$ 112,829	\$ 185,668
Total Operations & Maintenance	\$ 430,938	\$ 169,270	\$ 76,033	\$ 245,302	\$ 485,506
<i>Other Expenditures</i>					
Capital Reserves	\$ 74,200	\$ -	\$ 74,200	\$ 74,200	\$ 88,953
Total Other Expenditures	\$ 74,200	\$ -	\$ 74,200	\$ 74,200	\$ 88,953
Total Expenditures	\$ 664,725	\$ 258,059	\$ 173,628	\$ 431,687	\$ 737,946
Excess Revenues/(Expenditures)	\$ 0	\$ 281,364	\$ (158,214)	\$ 123,150	\$ -

Product	Assessable			Net Total	Net Per Unit	Gross Per Unit	FY2023 Gross Per Unit	FY2024 Increase/(Decrease)
	ERU's	Units	ERU/Unit					
Phase 1 - Tax Roll	295.00	295	1.00	\$194,088.32	\$657.93	\$707.45	\$707.45	\$0.00
Phase 2 - Tax Roll	271.00	271	1.00	\$178,298.08	\$657.93	\$707.45	\$707.45	\$0.00
Phase 3 - Direct - Platted	8.00	8	1.00	\$5,263.41	\$657.93	\$707.45	\$707.45	\$0.00
Phase 3 - Direct - Townhomes	225.00	300	0.75	\$148,033.46	\$493.44	\$530.59	\$530.59	\$0.00
Phase 4 - Tax Roll - Single Family	162.00	162	1.00	\$106,584.09	\$657.93	\$707.45	\$169.84	\$537.61
Phase 5 - Direct - Unplatted	102.83	532	0.19	\$67,654.35	\$127.17	\$136.74	\$147.65	(\$10.91)
Phase 6 - Direct - Unplatted	57.79	299	0.19	\$38,023.78	\$127.17	\$136.74	\$147.65	(\$10.91)
	1121.62	1867		\$737,945.50				

North Powerline Road Community Development District General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted DiBartolomeo, McBee, Hartley & Barnes, P.A.

Assessment Administration

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

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020, Series 2022 bond, and one other anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020, Series 2022 bonds and one other anticipated bond issuance. The District is contracted with Governmental Management Services – Central Florida LLC.

North Powerline Road Community Development District General Fund Budget

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

The District's general liability and public official's liability insurance coverages with Florida Insurance Alliance.

Copies

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

North Powerline Road Community Development District General Fund Budget

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Lake Maintenance

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

Streetlights

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

Electric

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

Water & Sewer

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

Sidewalk & Asphalt Maintenance

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

North Powerline Road Community Development District General Fund Budget

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity - Water

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

Playground Lease

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

Internet

Internet service for use at the Amenity Center.

Pest Control

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

Janitorial Services

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

Security Services

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

Pool Maintenance

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

North Powerline Road Community Development District General Fund Budget

Amenity Access Management

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

Amenity Repairs & Maintenance

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

Contingency

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

Other Expenses:

Capital Reserves

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

North Powerline Road
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Transfer In - General Fund	\$ 74,200	\$ -	\$ 74,200	\$ 74,200	\$ 88,953
Carry Forward Surplus	\$ 5,000	\$ -	\$ -	\$ -	\$ 74,200
Total Revenues	\$ 79,200	\$ -	\$ 74,200	\$ 74,200	\$ 163,153
Expenditures					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 79,200	\$ -	\$ 74,200	\$ 74,200	\$ 163,153

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

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 711,117	\$ 713,597	\$ -	\$ 713,597	\$ 712,525
Interest	\$ -	\$ 20,152	\$ 3,600	\$ 23,752	\$ -
Carry Forward Surplus	\$ 233,810	\$ 240,030	\$ -	\$ 240,030	\$ 258,989
Total Revenues	\$ 944,927	\$ 973,779	\$ 3,600	\$ 977,379	\$ 971,513
Expenditures					
Interest Expense - 11/1	\$ 229,241	\$ 229,241	\$ -	\$ 229,241	\$ 225,803
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal Expense - 5/1	\$ 255,000	\$ 255,000	\$ -	\$ 255,000	\$ 260,000
Interest Expense - 5/1	\$ 229,241	\$ 229,150	\$ -	\$ 229,150	\$ 225,803
Total Expenditures	\$ 713,481	\$ 718,391	\$ -	\$ 718,391	\$ 711,606
Net Change in Fund Balance	\$ 231,446	\$ 255,389	\$ 3,600	\$ 258,989	\$ 259,907

Interest Expense 11/1/24	\$ 222,391
Total	\$ 222,391

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 1	295	\$ 357,687	\$1,212	\$1,304
Single Family - Phase 2	271	\$ 354,838	\$1,309	\$1,408
	566	\$ 712,525		

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

Date	Balance	Principal	Interest	Total
11/01/23	\$ 12,155,000.00	\$ -	\$ 225,803.13	\$ 709,953.13
05/01/24	\$ 12,155,000.00	\$ 260,000.00	\$ 225,803.13	\$ -
11/01/24	\$ 11,895,000.00	\$ -	\$ 222,390.63	\$ 708,193.76
05/01/25	\$ 11,895,000.00	\$ 270,000.00	\$ 222,390.63	\$ -
11/01/25	\$ 11,625,000.00	\$ -	\$ 218,846.88	\$ 711,237.51
05/01/26	\$ 11,625,000.00	\$ 275,000.00	\$ 218,846.88	\$ -
11/01/26	\$ 11,350,000.00	\$ -	\$ 214,550.00	\$ 708,396.88
05/01/27	\$ 11,350,000.00	\$ 285,000.00	\$ 214,550.00	\$ -
11/01/27	\$ 11,065,000.00	\$ -	\$ 210,096.88	\$ 709,646.88
05/01/28	\$ 11,065,000.00	\$ 295,000.00	\$ 210,096.88	\$ -
11/01/28	\$ 10,770,000.00	\$ -	\$ 205,487.50	\$ 710,584.38
05/01/29	\$ 10,770,000.00	\$ 305,000.00	\$ 205,487.50	\$ -
11/01/29	\$ 10,465,000.00	\$ -	\$ 200,721.88	\$ 711,209.38
05/01/30	\$ 10,465,000.00	\$ 315,000.00	\$ 200,721.88	\$ -
11/01/30	\$ 10,150,000.00	\$ -	\$ 195,800.00	\$ 711,521.88
05/01/31	\$ 10,150,000.00	\$ 325,000.00	\$ 195,800.00	\$ -
11/01/31	\$ 9,825,000.00	\$ -	\$ 189,909.38	\$ 710,709.38
05/01/32	\$ 9,825,000.00	\$ 335,000.00	\$ 189,909.38	\$ -
11/01/32	\$ 9,490,000.00	\$ -	\$ 183,837.50	\$ 708,746.88
05/01/33	\$ 9,490,000.00	\$ 350,000.00	\$ 183,837.50	\$ -
11/01/33	\$ 9,140,000.00	\$ -	\$ 177,493.75	\$ 711,331.25
05/01/34	\$ 9,140,000.00	\$ 360,000.00	\$ 177,493.75	\$ -
11/01/34	\$ 8,780,000.00	\$ -	\$ 170,968.75	\$ 708,462.50
05/01/35	\$ 8,780,000.00	\$ 375,000.00	\$ 170,968.75	\$ -
11/01/35	\$ 8,405,000.00	\$ -	\$ 164,171.88	\$ 710,140.63
05/01/36	\$ 8,405,000.00	\$ 390,000.00	\$ 164,171.88	\$ -
11/01/36	\$ 8,015,000.00	\$ -	\$ 157,103.13	\$ 711,275.01
05/01/37	\$ 8,015,000.00	\$ 405,000.00	\$ 157,103.13	\$ -
11/01/37	\$ 7,610,000.00	\$ -	\$ 149,762.50	\$ 711,865.63
05/01/38	\$ 7,610,000.00	\$ 415,000.00	\$ 149,762.50	\$ -
11/01/38	\$ 7,195,000.00	\$ -	\$ 142,240.63	\$ 707,003.13
05/01/39	\$ 7,195,000.00	\$ 435,000.00	\$ 142,240.63	\$ -
11/01/39	\$ 6,760,000.00	\$ -	\$ 134,356.25	\$ 711,596.88
05/01/40	\$ 6,760,000.00	\$ 450,000.00	\$ 134,356.25	\$ -
11/01/40	\$ 6,310,000.00	\$ -	\$ 126,200.00	\$ 710,556.25
05/01/41	\$ 6,310,000.00	\$ 465,000.00	\$ 126,200.00	\$ -
11/01/41	\$ 5,845,000.00	\$ -	\$ 116,900.00	\$ 708,100.00
05/01/42	\$ 5,845,000.00	\$ 485,000.00	\$ 116,900.00	\$ -
11/01/42	\$ 5,360,000.00	\$ -	\$ 107,200.00	\$ 709,100.00
05/01/43	\$ 5,360,000.00	\$ 505,000.00	\$ 107,200.00	\$ -
11/01/43	\$ 4,855,000.00	\$ -	\$ 97,100.00	\$ 709,300.00
05/01/44	\$ 4,855,000.00	\$ 525,000.00	\$ 97,100.00	\$ -
11/01/44	\$ 4,330,000.00	\$ -	\$ 86,600.00	\$ 708,700.00
05/01/45	\$ 4,330,000.00	\$ 545,000.00	\$ 86,600.00	\$ -
11/01/45	\$ 3,785,000.00	\$ -	\$ 75,700.00	\$ 707,300.00
05/01/46	\$ 3,785,000.00	\$ 570,000.00	\$ 75,700.00	\$ -
11/01/46	\$ 3,215,000.00	\$ -	\$ 64,300.00	\$ 710,000.00
05/01/47	\$ 3,215,000.00	\$ 595,000.00	\$ 64,300.00	\$ -
11/01/47	\$ 2,620,000.00	\$ -	\$ 52,400.00	\$ 711,700.00
05/01/48	\$ 2,620,000.00	\$ 615,000.00	\$ 52,400.00	\$ -
11/01/48	\$ 2,005,000.00	\$ -	\$ 40,100.00	\$ 707,500.00
05/01/49	\$ 2,005,000.00	\$ 640,000.00	\$ 40,100.00	\$ -
11/01/49	\$ 1,365,000.00	\$ -	\$ 27,300.00	\$ 707,400.00
05/01/50	\$ 1,365,000.00	\$ 670,000.00	\$ 27,300.00	\$ -
11/01/50	\$ 695,000.00	\$ -	\$ 13,900.00	\$ 711,200.00
05/01/51	\$ 695,000.00	\$ 695,000.00	\$ 13,900.00	\$ 708,900.00
	\$ 12,155,000.00	\$ 7,942,481.34	\$ 20,581,631.34	

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

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 758,588	\$ 433,241	\$ 325,346	\$ 758,588	\$ 649,797
Assessments - Prepayments	\$ -	\$ 1,450,734	\$ 179,628	\$ 1,630,362	\$ -
Interest	\$ -	\$ 24,602	\$ 7,500	\$ 32,102	\$ -
Carry Forward Surplus	\$ 239,566	\$ 242,403	\$ -	\$ 242,403	\$ 390,410
Total Revenues	\$ 998,153	\$ 2,150,979	\$ 512,475	\$ 2,663,454	\$ 1,040,207
Expenditures					
Interest Expense - 11/1	\$ 239,566	\$ 239,566	\$ -	\$ 239,566	\$ 256,966
Principal Expense - 5/1	\$ 150,000	\$ 150,000	\$ -	\$ 150,000	\$ 135,000
Interest Expense - 5/1	\$ 303,675	\$ 303,675	\$ -	\$ 303,675	\$ 256,966
Special Call - 8/1	\$ -	\$ -	\$ 1,560,000	\$ 1,560,000	\$ -
Interest Expense - 8/1	\$ -	\$ -	\$ 21,573	\$ 21,573	\$ -
Total Expenditures	\$ 693,241	\$ 693,241	\$ 1,581,573	\$ 2,274,814	\$ 648,931
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	\$ 304,912	\$ 1,459,509	\$ (1,069,099)	\$ 390,410	\$ 391,276

Interest Expense 11/1/24	\$ 253,759
Total	\$ 253,759

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

Date	Balance	Principal	Interest	Total
11/01/23	\$ 9,290,000.00	\$ -	\$ 256,965.63	\$ 256,965.63
05/01/24	\$ 9,290,000.00	\$ 135,000.00	\$ 256,965.63	\$ -
11/01/24	\$ 9,155,000.00	\$ -	\$ 253,759.38	\$ 645,725.00
05/01/25	\$ 9,155,000.00	\$ 145,000.00	\$ 253,759.38	\$ -
11/01/25	\$ 9,010,000.00	\$ -	\$ 250,315.63	\$ 649,075.00
05/01/26	\$ 9,010,000.00	\$ 150,000.00	\$ 250,315.63	\$ -
11/01/26	\$ 8,860,000.00	\$ -	\$ 246,753.13	\$ 647,068.75
05/01/27	\$ 8,860,000.00	\$ 160,000.00	\$ 246,753.13	\$ -
11/01/27	\$ 8,700,000.00	\$ -	\$ 242,953.13	\$ 649,706.25
05/01/28	\$ 8,700,000.00	\$ 165,000.00	\$ 242,953.13	\$ -
11/01/28	\$ 8,535,000.00	\$ -	\$ 238,621.88	\$ 646,575.00
05/01/29	\$ 8,535,000.00	\$ 175,000.00	\$ 238,621.88	\$ -
11/01/29	\$ 8,360,000.00	\$ -	\$ 234,028.13	\$ 647,650.00
05/01/30	\$ 8,360,000.00	\$ 185,000.00	\$ 234,028.13	\$ -
11/01/30	\$ 8,175,000.00	\$ -	\$ 229,171.88	\$ 648,200.00
05/01/31	\$ 8,175,000.00	\$ 195,000.00	\$ 229,171.88	\$ -
11/01/31	\$ 7,980,000.00	\$ -	\$ 224,053.13	\$ 648,225.00
05/01/32	\$ 7,980,000.00	\$ 205,000.00	\$ 224,053.13	\$ -
11/01/32	\$ 7,775,000.00	\$ -	\$ 218,671.88	\$ 647,725.00
05/01/33	\$ 7,775,000.00	\$ 215,000.00	\$ 218,671.88	\$ -
11/01/33	\$ 7,560,000.00	\$ -	\$ 212,625.00	\$ 646,296.88
05/01/34	\$ 7,560,000.00	\$ 230,000.00	\$ 212,625.00	\$ -
11/01/34	\$ 7,330,000.00	\$ -	\$ 206,156.25	\$ 648,781.25
05/01/35	\$ 7,330,000.00	\$ 240,000.00	\$ 206,156.25	\$ -
11/01/35	\$ 7,090,000.00	\$ -	\$ 199,406.25	\$ 645,562.50
05/01/36	\$ 7,090,000.00	\$ 255,000.00	\$ 199,406.25	\$ -
11/01/36	\$ 6,835,000.00	\$ -	\$ 192,234.38	\$ 646,640.63
05/01/37	\$ 6,835,000.00	\$ 270,000.00	\$ 192,234.38	\$ -
11/01/37	\$ 6,565,000.00	\$ -	\$ 184,640.63	\$ 646,875.00
05/01/38	\$ 6,565,000.00	\$ 285,000.00	\$ 184,640.63	\$ -
11/01/38	\$ 6,280,000.00	\$ -	\$ 176,625.00	\$ 646,265.63
05/01/39	\$ 6,280,000.00	\$ 305,000.00	\$ 176,625.00	\$ -
11/01/39	\$ 5,975,000.00	\$ -	\$ 168,046.88	\$ 649,671.88
05/01/40	\$ 5,975,000.00	\$ 320,000.00	\$ 168,046.88	\$ -
11/01/40	\$ 5,655,000.00	\$ -	\$ 159,046.88	\$ 647,093.75
05/01/41	\$ 5,655,000.00	\$ 340,000.00	\$ 159,046.88	\$ -
11/01/41	\$ 5,315,000.00	\$ -	\$ 149,484.38	\$ 648,531.25
05/01/42	\$ 5,315,000.00	\$ 360,000.00	\$ 149,484.38	\$ -
11/01/42	\$ 4,955,000.00	\$ -	\$ 139,359.38	\$ 648,843.75
05/01/43	\$ 4,955,000.00	\$ 380,000.00	\$ 139,359.38	\$ -
11/01/43	\$ 4,575,000.00	\$ -	\$ 128,671.88	\$ 648,031.25
05/01/44	\$ 4,575,000.00	\$ 400,000.00	\$ 128,671.88	\$ -
11/01/44	\$ 4,175,000.00	\$ -	\$ 117,421.88	\$ 646,093.75
05/01/45	\$ 4,175,000.00	\$ 425,000.00	\$ 117,421.88	\$ -
11/01/45	\$ 3,750,000.00	\$ -	\$ 105,468.75	\$ 647,890.63
05/01/46	\$ 3,750,000.00	\$ 450,000.00	\$ 105,468.75	\$ -
11/01/46	\$ 3,300,000.00	\$ -	\$ 92,812.50	\$ 648,281.25
05/01/47	\$ 3,300,000.00	\$ 475,000.00	\$ 92,812.50	\$ -
11/01/47	\$ 2,825,000.00	\$ -	\$ 79,453.13	\$ 647,265.63
05/01/48	\$ 2,825,000.00	\$ 505,000.00	\$ 79,453.13	\$ -
11/01/48	\$ 2,320,000.00	\$ -	\$ 65,250.00	\$ 649,703.13
05/01/49	\$ 2,320,000.00	\$ 530,000.00	\$ 65,250.00	\$ -
11/01/49	\$ 1,790,000.00	\$ -	\$ 50,343.75	\$ 645,593.75
05/01/50	\$ 1,790,000.00	\$ 565,000.00	\$ 50,343.75	\$ -
11/01/50	\$ 1,225,000.00	\$ -	\$ 34,453.13	\$ 649,796.88
05/01/51	\$ 1,225,000.00	\$ 595,000.00	\$ 34,453.13	\$ -
11/01/51	\$ 630,000.00	\$ -	\$ 17,718.75	\$ 647,171.88
05/01/52	\$ 630,000.00	\$ 630,000.00	\$ 17,718.75	\$ 647,171.88
	\$ 9,290,000.00	\$ 9,749,025.00	\$ 19,039,025.00	

PARCEL ID	UNITS	O&M	SERIES 2020 DEBT	SERIES 2022 DEBT	TOTAL
27-27-10-733520-015180	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-016010	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-016020	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-016030	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-016040	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-016050	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-016060	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-016070	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-016080	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-017010	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-017020	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-017030	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-017040	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-017050	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-017060	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-017070	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-017080	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-017090	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-017100	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-017110	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-017120	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-017130	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-017140	1	\$707.45		\$2,299.06	\$3,006.51
27-27-10-733520-017150	1	\$707.45		\$2,299.06	\$3,006.51
Total Gross Onroll	809	\$559,416.27	\$766,155.52	\$492,234.69	\$1,817,806.48
Total Net Onroll		\$520,257.13	\$712,524.63	\$457,778.26	\$1,690,560.03

Direct Billing (Platted)

27-27-02-713010-000640	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000650	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000660	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000670	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000680	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000690	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000700	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000710	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000720	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000730	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000740	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000750	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000760	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000770	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000780	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000790	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000800	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000810	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000820	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000830	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000840	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000850	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000860	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000870	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000880	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000890	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000900	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000910	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000920	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000930	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000940	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000950	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000960	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000970	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000980	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-000990	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-001000	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-001010	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-001020	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-001130	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-001140	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-001150	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-001160	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-001170	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-001180	1	\$530.59		\$1,424.89	\$1,955.48

PARCEL ID	UNITS	O&M	SERIES 2020 DEBT	SERIES 2022 DEBT	TOTAL
27-27-02-713010-002630	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002640	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002650	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002660	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002670	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002680	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002690	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002700	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002710	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002720	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002730	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002740	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002750	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002760	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002770	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002780	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002790	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002800	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002810	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002820	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002830	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002840	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002850	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002860	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002870	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002880	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002890	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002900	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002910	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002920	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002930	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002940	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002950	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002960	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002970	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002980	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-002990	1	\$530.59		\$1,424.89	\$1,955.48
27-27-02-713010-003000	1	\$530.59		\$1,424.89	\$1,955.48
Total Gross Direct	227	\$120,443.93	\$0.00	\$323,450.03	\$443,893.96
Total Net Direct		\$112,012.85	\$0.00	\$300,808.53	\$412,821.38

Direct Billing (Unplatted)	Acres				
272710730000010901	5.70	\$4,387.47	\$0.00	\$0.00	\$4,387.47
272710730000010904	0.54	\$416.69	\$0.00	\$0.00	\$416.69
272710730000011202	7.62	\$5,857.78	\$0.00	\$0.00	\$5,857.78
272710730000022200	4.95	\$3,808.70	\$0.00	\$0.00	\$3,808.70
272710730000022700	9.90	\$7,613.71	\$0.00	\$0.00	\$7,613.71
272715739500010011	19.13	\$14,716.19	\$0.00	\$0.00	\$14,716.19
272715739500010050	9.81	\$7,545.86	\$0.00	\$0.00	\$7,545.86
272715740000000010	24.58	\$18,904.43	\$0.00	\$0.00	\$18,904.43
272702713000040310	9.68	\$7,448.79	\$0.00	\$0.00	\$7,448.79
272703713500020070	9.66	\$7,430.79	\$0.00	\$0.00	\$7,430.79
272702713000040170	9.69	\$7,454.79	\$0.00	\$0.00	\$7,454.79
272702713000040190	9.66	\$7,434.32	\$0.00	\$0.00	\$7,434.32
272702713000040210	9.63	\$7,408.32	\$0.00	\$0.00	\$7,408.32
272702713000040230	9.45	\$7,269.79	\$0.00	\$0.00	\$7,269.79
272702713000040251	4.71	\$3,625.62	\$0.00	\$0.00	\$3,625.62
272702713000040260	3.00	\$2,307.70	\$0.00	\$0.00	\$2,307.70
Total Gross Direct (Unplatted)	147.72	\$113,630.94	\$0.00	\$0.00	\$113,630.94
Total Net Direct (Unplatted)		\$105,676.77	\$0.00	\$0.00	\$105,676.77

Total Gross Assessments	\$793,491.14	\$766,155.52	\$815,684.72	\$2,375,331.38
Total Net Assessments	\$737,946.76	\$712,524.63	\$758,586.79	\$2,209,058.18

SECTION V

RESOLUTION 2023-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024; AND PROVIDING FOR 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, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2023/2024 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 1st day of August 2023.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Annual Meeting Schedule

Exhibit A: Fiscal Year 2023/2024 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024**

The Board of Supervisors of the North Powerline Road Community Development District will hold their regular meetings for Fiscal Year 2023/2024 at the Holiday-Inn, Winter Haven, 200 Cypress Gardens Boulevard, Winter Haven, Florida 33880, on the 1st Thursday of every month, at 10:00 a.m., unless otherwise indicated as follows:

October 5, 2023
November 2, 2023
December 7, 2023
January 4, 2024
February 1, 2024
March 7, 2024
April 4, 2024
May 2, 2024
June 6, 2024
July 4, 2024
August 1, 2024
September 5, 2024

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

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

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

District Manager

SECTION VI

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2022

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2022

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INDEPENDENT AUDITORS' REPORT

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

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of North Powerline Road Community Development District, Polk County, Florida ("District") as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

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

because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 9, 2023, on our consideration of the North Powerline Road Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 9, 2023 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 9, 2023

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

Our discussion and analysis of North Powerline Road Community Development District, Polk County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position balance of \$5,608,418.
- The change in the District's total net position in comparison with the prior fiscal year was \$3,157,602, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$5,689,371. The general fund balance is unassigned which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

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

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

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

Fund Financial Statements

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

Governmental Funds

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. Both funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

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

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2022

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The balance of unrestricted net position may be used to meet the District's obligations.

Key components of net position were as follows:

Statement of Net Position		
	2022	2021
Current assets	\$ 7,388,681	\$ 1,574,528
Capital assets	23,914,744	14,717,298
Total assets	<u>31,303,425</u>	<u>16,291,826</u>
Current liabilities	2,522,821	1,059,882
Long-term liabilities	23,172,186	12,781,128
Total liabilities	<u>25,695,007</u>	<u>13,841,010</u>
Net position		
Net invested in capital assets	76,206	1,936,170
Restricted for debt service	1,207,128	752,612
Restricted for capital projects	4,121,189	-
Unrestricted	203,895	(237,966)
Total net position	<u>\$ 5,608,418</u>	<u>\$ 2,450,816</u>

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

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

Change in Net Position		
	2022	2021
Program revenues	\$ 4,502,868	\$ 3,390,238
General revenues	28,260	6
Total revenues	<u>4,531,128</u>	<u>3,390,244</u>
Expenses		
General government	131,862	124,698
Physical environment	143,107	9,791
Interest on long-term debt	665,520	368,634
Cost of issuance	433,037	456,925
Total expenses	<u>1,373,526</u>	<u>960,048</u>
Change in net position	3,157,602	2,430,196
Net position - beginning of year	2,450,816	20,620
Net position - end of year	<u>\$ 5,608,418</u>	<u>\$ 2,450,816</u>

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$1,373,526, which primarily consisted of costs associated with general expenditures and constructing and maintaining certain capital improvements of the District. The costs of the District's activities were funded by developer contributions and special assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$23,914,744 invested in capital assets and construction in process. Construction in process has not completed as of September 30, 2022 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$23,605,874 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2023, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact North Powerline Road Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
September 30, 2022

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	\$ 125,984
Assessments receivable	62,213
Prepaid items	25,153
Restricted assets:	
Investments	7,174,576
Assessments receivable	755
Capital assets:	
Non-depreciable	23,818,594
Depreciable	96,150
TOTAL ASSETS	\$ 31,303,425
LIABILITIES	
Accounts payable and accrued expenses	\$ 1,466,646
Accrued interest payable	389,823
Retainage payable	232,664
Bonds payable, due within one year	433,688
Bonds payable, due in more than one year	23,172,186
TOTAL LIABILITIES	25,695,007
NET POSITION	
Net investment in capital assets	76,206
Restricted for:	
Debt service	1,207,128
Capital projects	4,121,189
Unrestricted	203,895
TOTAL NET POSITION	\$ 5,608,418

The accompanying notes are an integral part of this financial statement

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ACTIVITIES
Year Ended September 30, 2022

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Operating Contributions	Governmental Activities
Governmental activities				
General government	\$ 131,862	\$ -	\$ 131,862	\$ -
Physical environment	143,107	436,991	3,194,037	3,487,921
Interest on long-term debt	665,520	739,978	-	74,458
Cost of issuance	433,037	-	-	(433,037)
Total governmental activities	\$ 1,373,526	\$ 1,176,969	\$ 3,325,899	3,129,342
General revenues:				
				28,230
				30
				28,260
				3,157,602
				2,450,816
				\$ 5,608,418

The accompanying notes are an integral part of this financial statement

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2022

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<u>ASSETS</u>				
Cash and cash equivalents	\$ 124,984	\$ -	\$ 1,000	\$ 125,984
Assessments receivable	62,213	-	-	62,213
Prepaid items	25,153	-	-	25,153
Restricted assets:				
Investments	-	1,596,196	5,578,380	7,174,576
Assessments receivable	-	755	-	755
TOTAL ASSETS	\$ 212,350	\$ 1,596,951	\$ 5,579,380	\$ 7,388,681
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$ 8,455	\$ -	\$ 1,458,191	\$ 1,466,646
Retainage payable	-	-	232,664	232,664
TOTAL LIABILITIES	8,455	-	1,690,855	1,699,310
FUND BALANCES				
Nonspendable:				
Prepaid items	25,153	-	-	25,153
Restricted for:				
Debt service	-	1,596,951	-	1,596,951
Capital projects	-	-	3,888,525	3,888,525
Unassigned	178,742	-	-	178,742
TOTAL FUND BALANCES	203,895	1,596,951	3,888,525	5,689,371
TOTAL LIABILITIES AND FUND BALANCES	\$ 212,350	\$ 1,596,951	\$ 5,579,380	\$ 7,388,681

The accompanying notes are an integral part of this financial statement

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022

Total Governmental Fund Balances in the Balance Sheet	\$ 5,689,371
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	23,921,339
Less accumulated depreciation	(6,595)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(389,823)
Original issue premium	(94,230)
Governmental bonds payable	(23,511,644)
Net Position of Governmental Activities	\$ 5,608,418

The accompanying notes are an integral part of this financial statement

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2022

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
REVENUES				
Developer contributions	\$ 14,262	\$ -	\$ 3,311,637	\$ 3,325,899
Special assessments	436,991	739,978	-	1,176,969
Miscellaneous revenue	30	-	-	30
Investment earnings	21	4,847	23,362	28,230
TOTAL REVENUES	<u>451,304</u>	<u>744,825</u>	<u>3,334,999</u>	<u>4,531,128</u>
EXPENDITURES				
General government	131,862	-	-	131,862
Physical environment	136,512	-	-	136,512
Capital outlay	-	-	9,101,296	9,101,296
Debt				
Principal	6,101	270,000	-	276,101
Interest expense	5,853	465,844	-	471,697
Bond issuance costs	-	-	433,037	433,037
TOTAL EXPENDITURES	<u>280,328</u>	<u>735,844</u>	<u>9,534,333</u>	<u>10,550,505</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	170,976	8,981	(6,199,334)	(6,019,377)
OTHER SOURCES (USES)				
Transfers in (out)	-	(356,897)	356,897	-
Issuance of debt	-	998,153	10,001,847	11,000,000
TOTAL OTHER SOURCES (USES)	<u>-</u>	<u>641,256</u>	<u>10,358,744</u>	<u>11,000,000</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	170,976	650,237	4,159,410	4,980,623
FUND BALANCE				
Beginning of year	32,919	946,714	(270,885)	708,748
End of year	<u>\$ 203,895</u>	<u>\$ 1,596,951</u>	<u>\$ 3,888,525</u>	<u>\$ 5,689,371</u>

The accompanying notes are an integral part of this financial statement

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds \$ 4,980,623

Amount reported for governmental activities in the Statement of Activities
are different because:

The issuance of long-term debt provides current financial resources to
governmental funds. These transactions, however, have no effect on net
assets. This is the amount of long-term debt issued in the current period. (11,102,745)

Governmental funds report capital outlays as expenditures. However,
in the Statement of Activities, the costs of those assets are depreciated
over their estimated useful lives:

Capital outlay 9,204,041

Repayment of long-term liabilities are reported as expenditures in the
governmental fund financial statements, but such repayments reduce
liabilities in the Statement of Net Position and are eliminated in the
Statement of Activities:

Payments on long-term debt 276,101

Certain items reported in the Statement of Activities do not require
the use of current financial resources and therefore are not reported
expenditures in the governmental funds:

Curent year provision for depreciation (6,595)

Change in accrued interest payable (195,721)

Provision for amortization of bond premium 1,898

Change in Net Position of Governmental Activities \$ 3,157,602

The accompanying notes are an integral part of this financial statement

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The majority of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the qualified electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

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

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

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

General Fund

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

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

Debt Service Fund

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

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

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

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

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

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

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

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

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

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

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Equipment	7

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

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources (continued)

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

Fund Equity/Net Position

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

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

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

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

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

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Other Disclosures

Use of Estimates

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

NOTE C - BUDGETARY INFORMATION

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

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

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

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

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

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments

The District’s investments were held as follows at September 30, 2022:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds - First American Treasury Obligation CL Y	\$ 7,174,576	S&P AAAm	Weighted average of the fund portfolio: 9 days
Total Investments	<u>\$ 7,174,576</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

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

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

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

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

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

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

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

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

NOTE E – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Balance 10/01/2021	Increases	Decreases	Balance 09/30/2022
Governmental activities:				
Capital assets, not being depreciated:				
Construction in progress	\$ 14,717,298	\$ 9,101,296	\$ -	\$ 23,818,594
Total capital assets, not being depreciated	<u>14,717,298</u>	<u>9,101,296</u>	<u>-</u>	<u>23,818,594</u>
Capital assets, being depreciated				
Equipment	-	102,745	-	102,745
Total capital assets, being depreciated	<u>-</u>	<u>102,745</u>	<u>-</u>	<u>102,745</u>
Less accumulated depreciation for:				
Equipment	-	6,595	-	6,595
Total accumulated depreciation	<u>-</u>	<u>6,595</u>	<u>-</u>	<u>6,595</u>
Total capital assets, being depreciated - net	<u>-</u>	<u>96,150</u>	<u>-</u>	<u>96,150</u>
Governmental activities capital assets - net	<u>\$14,717,298</u>	<u>\$ 9,197,446</u>	<u>\$ -</u>	<u>\$ 23,914,744</u>

Depreciation expense of \$6,595 was charged to physical environment.

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E – CAPITAL ASSETS (CONTINUED)

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$19.4 million. The infrastructure will include roadways, potable water and wastewater systems, and land improvements. In addition, the project will include irrigation, parks, and recreational facilities that will be constructed and operated by others. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. During the current fiscal year, the Developer contributed \$3,311,637 to the Capital Projects Fund. Upon completion, the potable and wastewater systems are to be conveyed to others for ownership and maintenance responsibilities.

NOTE F – LONG-TERM LIABILITIES

\$12,685,000 Special Assessment Bonds, Series 2020 – On December 2, 2022, the District issued \$12,685,000 in Special Assessment Bonds, Series 2020. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2051. The Bonds bear interest ranging from 2.625% to 4.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2022.

\$11,000,000 Special Assessment Bonds, Series 2022 – On May 25, 2022, the District issued \$11,000,000 in Special Assessment Bonds, Series 2022. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2052. The Bonds bear interest ranging from 4.750% to 5.625% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2023.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2022.

Capital Lease – In April 2022, the District entered into a capital lease agreement for the acquisition of pool furniture and playground equipment. The total acquisition cost of the equipment was \$102,745 which was recognized as a capital lease obligation. The term of the lease is from May 1, 2022 through April 1, 2027 and is payable in monthly installments of \$2,391.

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2022:

	Balance 10/1/2021	Additions	Deletions	Balance 9/30/2022	Due Within One Year
Special Assessments Bonds, Series 2020	\$ 12,685,000	\$ -	\$ 270,000	\$ 12,415,000	\$ 255,000
Special Assessments Bonds, Series 2022	-	11,000,000	-	11,000,000	150,000
Capital Lease	-	102,745	6,101	96,644	28,688
	<u>12,685,000</u>	<u>11,102,745</u>	<u>276,101</u>	<u>23,511,644</u>	<u>433,688</u>
Unamortized bond premium	96,128	-	1,898	94,230	-
	<u>\$ 12,781,128</u>	<u>\$ 11,102,745</u>	<u>\$ 277,999</u>	<u>\$ 23,605,874</u>	<u>\$ 433,688</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

September 30,	Principal	Interest	Total
2023	\$ 405,000	\$ 1,001,722	\$ 1,406,722
2024	420,000	1,052,013	1,472,013
2025	440,000	1,037,588	1,477,588
2026	450,000	1,022,425	1,472,425
2027	470,000	1,005,519	1,475,519
2028-2032	2,655,000	4,734,563	7,389,563
2033-2037	3,300,000	4,110,775	7,410,775
2038-2042	4,135,000	3,293,788	7,428,788
2043-2047	5,230,000	2,222,769	7,452,769
2048-2052	5,910,000	698,750	6,608,750
	<u>\$ 23,415,000</u>	<u>\$ 20,179,912</u>	<u>\$ 43,594,912</u>

The future minimum lease payments on the capital lease obligations as of September 30, 2022 are as follows:

September 30,	
2023	\$ 28,688
2024	28,688
2025	28,688
2026	28,688
2027	16,734
Total minimum lease payments	<u>131,486</u>
Less: amounts representing interest	<u>(34,842)</u>
Present value of minimum lease payments	<u>\$ 96,644</u>

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE G - MANAGEMENT COMPANY

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

NOTE H - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE I - CONCENTRATION

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

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2022

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Developer contributions	\$ -	\$ 14,262	\$ 14,262
Special assessments	434,430	436,991	2,561
Miscellaneous revenue	-	30	30
Investment earnings	-	21	21
TOTAL REVENUES	<u>434,430</u>	<u>451,304</u>	<u>16,874</u>
EXPENDITURES			
Current			
General government	155,310	131,862	23,448
Physical environment	274,120	136,512	137,608
TOTAL EXPENDITURES	<u>429,430</u>	<u>268,374</u>	<u>161,056</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ 5,000</u>	182,930	<u>\$ 177,930</u>
FUND BALANCES			
Beginning of year		<u>32,919</u>	
End of year		<u>\$ 215,849</u>	

* Original and final budget.

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

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

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

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

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

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of North Powerline Road Community Development District, as of September 30, 2022 and for the year ended September 30, 2022, which collectively comprise the North Powerline Road Community Development District's basic financial statements and have issued our report thereon dated June 9, 2023.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

June 9, 2023

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

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

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2022.

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

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 9, 2023

Management Letter

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

Report on the Financial Statements

We have audited the financial statements of the North Powerline Road Community Development District ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 9, 2023.

Auditors' Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 9, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the North Powerline Road Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 11.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$9,814,125.
- e. Each construction projects with a total cost of at least \$65,000 approved by the District that are scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as \$11,046,975.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the North Powerline Road Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$707 to \$1,304 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$1,176,969.
- c. The total amount of outstanding bonds issued by the District as \$23,415,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

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

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

June 9, 2023

SECTION VII

SECTION A

SECTION 1



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors
From: Kilinski | Van Wyk PLLC
Date: July 7, 2023
Re: Ethics Training for Special District Supervisors

The purpose of this memorandum is to provide you with information regarding new ethics training requirements applicable to Special District Supervisors. This requirement is the result of changes to Section 112.3142, Florida Statutes, which were passed during the recent legislative session. The new requirements will apply beginning with the 2024 calendar year.

Who is affected?

The new requirement applies to all elected officers of independent special districts as defined in Section 189.012, Florida Statutes, including those elected officers who are appointed to fill a vacancy for an unexpired term of office. This includes Supervisors of Community Development Districts and “Special Act” Districts, among others. It does not apply to non-elected officers of a special district, such as a secretary or treasurer, unless that person is also an elected officer. The training requirement previously applied only to specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies.

What is required?

Supervisors will be required to complete four (4) hours of training each calendar year. The training must address, at a minimum, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida’s public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered.

How do I report compliance?

The Commission on Ethics has not announced special procedures for special district supervisors. For other officers subject to the training requirement, compliance is self-reported by marking a check box on the annual financial disclosure form. Supervisors should keep detailed records on the name of each course, length of each course, and date completed in the event that verification is required.

When is the deadline?

This requirement will apply beginning in the 2024 calendar year. Training should be completed as close as possible to the date an officer assumes office. Officers who assume a new office or a new term of office before March 31 must complete the training on or before December 31 of the same year. Officers who assume a new office or a new term of office after March 31 are not required to complete the training until the following calendar year.

Where can I find training materials?

The Florida Commission on Ethics has provided links to approved courses on their Ethics Training web page: <https://ethics.state.fl.us/Training/Training.aspx>. There are also many courses – both free and for a charge – available online and in-person. Kilinski | Van Wyk will be offering customized training sessions at discounted rate for existing clients. If you have questions about whether a particular course meets the requirements, or if you would like to request a customized training session, please consult your Kilinski | Van Wyk attorney. There is also the ability to include training within your regular Board meeting schedule.

SECTION C

North Powerline Road CDD

Field Management Report



08/01/2023

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.
- 🚦 Overall levels are still on the low side.
- 🚦 Some algae blooms have occurred, and pond contractor is working to treat them.



In Progress

New Phase Reviews

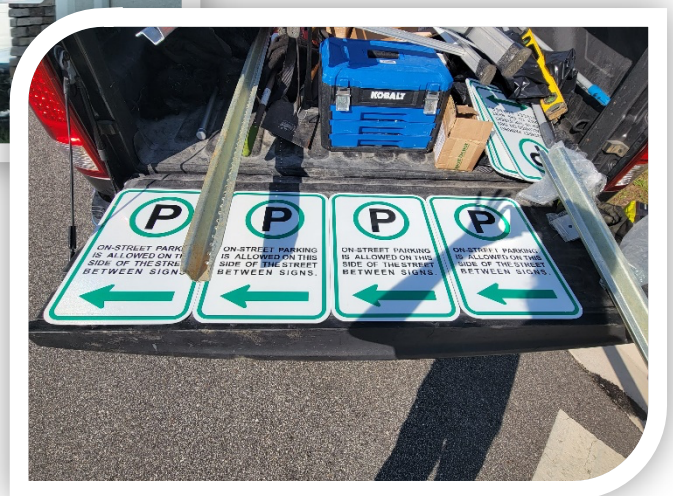
- ✚ Review was done of new phase 3 and conveyance report was assembled.
- ✚ 1x mows have been arranged while contract addendums are prepared.
- ✚ Proposal prepared for pond maintenance.
- ✚ Reviewing new townhome section with landscaper for proposals.



Site Items

Parking signs

- ✚ Missing traffic signs were replaced.
- ✚ Coordinating installation of approved parking signage.



Conclusion

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

Respectfully,

Marshall Tindall

SECTION 1



Conveyance Report

18316115714

Reference Number:

20230622-18316115714

Submitter Name:

Marshall Tindall (mtindall@gmscfl.com) |
mtindall@gmscfl.com

Location:

1323 Berry Ln, Davenport, FL 33837, USA
Jun 22, 2023 3:38:46 PM EDT [[View Map](#)]

Form Name:

Conveyance Report

Submission Date:

Jun 22, 2023 3:38:49 PM EDT

NEW PAGE

Conveyance Review

District

North Powerline Road CDD

Site Inspected By

Marshall Tindal - Assistant Field Manager

Issue Details

ISSUE DETAILS

1 OF 17

Issue Details

Date / Time

Jun 22, 2023 10:17:00 AM EDT

GeoLocation

1335 Berry Ln, Davenport, FL 33837, USA
latitude: 28.1674108 altitude: 7.6
longitude: -81.5868518 [[viewMap](#)]

Action Item Picture



Action Item Description

Irrigation is on well.
 well installed.
 not hooked up to power. power is being run. is in progress.
 sod should be tracked.

recommend sod review and repair after completion.
 landscaper to perform irrigation review after well is active for final conveyance of system.

ISSUE DETAILS

2 OF 17

Issue Details

Date / Time

Jun 22, 2023 10:17:00 AM EDT

GeoLocation

1811 Osprey Perch Rd, Davenport, FL 33837, USA
 latitude: 28.166064014613287 altitude: 0.0
 longitude: -81.58863577991724 [[viewMap](#)]

Action Item Picture



Action Item Description

tract c2
 behind lots 1-12
 - appears to be a 20' easment between lots 6&7.
 confirm and monitor so no fences occlude access.
 - large washout under MES
 - minor corner washout

- minor trash
- note overflow was notched
- recommend immediate Repair under MES. repack sand. add in rip rap with filter fabric under MES discharge area to prevent further issue.

ISSUE DETAILS

3 OF 17

Issue Details

Date / Time

Jun 22, 2023 10:17:00 AM EDT

Action Item Picture



Action Item Description

sod along tract c2 boundary across from lot 27 is rough. transition on slope into wetland will likely be prone to erosion.

ISSUE DETAILS

4 OF 17

Issue Details

Date / Time

Jun 22, 2023 10:17:00 AM EDT

GeoLocation

1323 Berry Ln, Davenport, FL 33837, USA
latitude: 28.16802985787511 altitude: 0.0
longitude: -81.58688899129629 [[viewMap](#)]

Action Item Picture





Action Item Description

tract c1
 hay bales on corner between lots 38 and 39.
 - sod gap on slope by utility box
 - small sod gap along fence end past corner marker for lot 38 and tract c1

-recommend removal and disposal of hay bales.
 possible use as bed mulching.
 - recommend adding sod to gaps to stabilize soil and improve ease of maintenance.

ISSUE DETAILS

5 OF 17

Issue Details

Date / Time

Jun 22, 2023 10:17:00 AM EDT

GeoLocation

1347 Berry Ln, Davenport, FL 33837, USA
 latitude: 28.166797035117607 altitude: 0.0
 longitude: -81.58763263374567 [[viewMap](#)]

Action Item Picture





Action Item Description

tract c2
 behind lot 13-26
 - large washout under MES
 - minor corner washout
 - minor trash
 - note weir was notched and has some cracking

- recommend immediate Repair under MES - repack sand. add in rip rap with filter fabric under MES discharge area to prevent further issue.

ISSUE DETAILS

6 OF 17

Issue Details

Date / Time

Jun 22, 2023 10:17:00 AM EDT

GeoLocation

820 Polo Park E Blvd, Davenport, FL 33897, USA
 latitude: 28.16631584319147 altitude: 0.0
 longitude: -81.58801015466452 [[viewMap](#)]

Action Item Picture



Action Item Description

confirm if small retaining wall by lot 12 will be cdd owned/maintained.
 note compromised tree is a danger to wall.
 -recommend removal of tree.

ISSUE DETAILS

7 OF 17

Issue Details

Date / Time

Jun 22, 2023 10:17:00 AM EDT

GeoLocation

1323 Berry Ln, Davenport, FL 33837, USA
 latitude: 28.168031631285302 altitude: 0.0
 longitude: -81.58622246235609 [[viewMap](#)]

Action Item Picture



Action Item Description

tract c1
pond behind lots 39-44
good overall
cattails starting to take hold

- recommend pond treatments asap

ISSUE DETAILS

8 OF 17

Issue Details

Date / Time

Jun 22, 2023 10:17:00 AM EDT

GeoLocation

5C97+2X Davenport, FL, USA
latitude: 28.167610149971924 altitude: 0.0
longitude: -81.58495511859655 [[viewMap](#)]

Action Item Picture



Action Item Description

Tract c1
pond behind lots 54-70
good overall

cattails starting to establish
some areas where sod died especially along Ridge
recommend pond treatment asap

ISSUE DETAILS

9 OF 17

Issue Details

Date / Time

Jun 22, 2023 10:17:00 AM EDT

GeoLocation

5C97+5V Davenport, FL, USA
latitude: 28.167941482897106 altitude: 0.0
longitude: -81.58529072999954 [[viewMap](#)]

Action Item Picture





Action Item Description

tract c1
 pond behind lots 64-70, 188-177
 - overflow skimmer loose hardware
 cattails
 some areas where sod died
 very overgrown

tighten all nuts on overflow and add missing washers so excess wobble doesn't damage parts
 - pond treatment asap

ISSUE DETAILS

10 OF 17

Issue Details

Date / Time

Jun 22, 2023 10:17:00 AM EDT

GeoLocation

5C88+XH Davenport, FL, USA
 latitude: 28.167413004916735 altitude: 0.0
 longitude: -81.58350169658661 [[viewMap](#)]

Action Item Picture



Action Item Description

small sod Gap
 by lot 173
 my understanding is this is being tracked
 Recommend adding sod to gap

ISSUE DETAILS

11 OF 17

Issue Details

Date / Time Jun 22, 2023 10:17:00 AM EDT
GeoLocation 5C88+7R Davenport, FL, USA
 latitude: 28.165708143170715 altitude: 0.0
 longitude: -81.58292066305876 [[viewMap](#)]

Action Item Picture



Action Item Description confirm if retaining wall and aluminum fence are cdd maintenance/owned
 - approximately lots 155-166 for fence

ISSUE DETAILS

12 OF 17

Issue Details

Date / Time Jun 22, 2023 10:17:00 AM EDT
GeoLocation 5C88+5V Davenport, FL, USA
 latitude: 28.165497102570175 altitude: 0.0
 longitude: -81.58279694616795 [[viewMap](#)]

Action Item Picture



Action Item Description

tract c1
 pond behind lots 155-148
 mostly good
 - sod on back side of berm is dead.
 - the forms for discharge end of MES for overflow are still installed.

Recommend removal of forms and addition of rip rap at end.

Date / Time

Jun 22, 2023 10:17:00 AM EDT

GeoLocation

5C77+XR Davenport, FL, USA
latitude: 28.16499610115837 altitude: 0.0
longitude: -81.58548552542925 [[viewMap](#)]

Action Item Picture



Action Item Description

tract c2
sod Gap at road end by lots 112-113
my understanding is this is being tracked.

- recommend area get cleaned up and sod Added to fill gap

ISSUE DETAILS

14 OF 17

Issue Details

Date / Time

Jun 22, 2023 10:17:00 AM EDT

GeoLocation

5C87+9X Davenport, FL, USA
latitude: 28.165958790290055 altitude: 0.0
longitude: -81.58495679497719 [[viewMap](#)]

Action Item Picture





Action Item Description

tract c2
pond behind lots 112-88
mostly good

- dead sod along upper Ridge, south end.
- skimmer may be low. sand. mau fill in the small gap under it and block proper flow (between Lots 102 and 103)
- minor - busted irrigation box.

recommend replacement of irrigation box.
recommend skimmer be raised or trimmed a little if needed.

ISSUE DETAILS

15 OF 17

Issue Details

Date / Time

Jun 22, 2023 10:17:00 AM EDT

GeoLocation

5C87+GV Davenport, FL, USA
latitude: 28.166344809351425 altitude: 0.0
longitude: -81.58526759594679 [[viewMap](#)]

Action Item Picture



Action Item Description

sod gap
retaining wall and behind lots 85-75
my understanding is this is being tracked.

recommend add sod to fill in gap

ISSUE DETAILS

16 OF 17

Issue Details

Date / Time

Jun 22, 2023 10:17:00 AM EDT

GeoLocation

5C87+QW Davenport, FL, USA
latitude: 28.166930929046384 altitude: 0.0
longitude: -81.58519517630339 [[viewMap](#)]

Action Item Picture





Action Item Description

tract c2
 pcmd behind lots 59-75
 mostly good
 - two wire not connected and unburied.
 - cattails starting to establish

- recommend completion of wiring and irrigation update. review with landscaper after confirmation that system is complete.
 - recommend pond treatment asap

ISSUE DETAILS

17 OF 17

Issue Details

Date / Time

Jun 22, 2023 10:17:00 AM EDT

GeoLocation

1335 Berry Ln, Davenport, FL 33837, USA
 latitude: 28.16745231572886 altitude: 0.0
 longitude: -81.58654231578112 [[viewMap](#)]

Action Item Picture



Action Item Description

area behind lot 48 around behind the mailboxes is steep. small washout started and soil is shifting some.

SECTION 2

*Item will be
provided under
separate cover.*

SECTION 3

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

North Powerline Road Community Development District

Summary of Check Register

May 1 , 2023 to July 21, 2023

Bank	Date	Check No.'s	Amount
General Fund	5/3/23	493 - 495	\$ 2,896.50
	5/12/23	496 - 502	\$ 11,694.02
	5/24/23	503 - 506	\$ 4,949.81
	6/2/23	507 - 510	\$ 4,019.76
	6/9/23	511 - 515	\$ 8,795.50
	6/30/23	516 - 523	\$ 14,471.07
	7/7/23	524 - 528	\$ 7,015.76
	7/21/23	529 - 532	\$ 9,771.44
			\$ 63,613.86
Capital Projects Fund	5/1/23	69 - 70	\$ 106,800.00
	5/4/23	71 - 75	\$ 381,976.19
	5/10/23	76 - 83	\$ 503,352.28
	6/2/23	84 - 85	\$ 22,329.30
	6/6/23	86	\$ 8,585.97
	6/16/23	87 - 88	\$ 14,250.00
	6/22/23	89 - 93	\$ 460,123.28
	6/30/23	94	\$ 15,411.00
	7/6/23	95	\$ 5,203.00
	7/11/23	96 - 98	\$ 24,358.22
	7/14/23	99	\$ 6,870.20
Total Amount			\$ 1,612,873.30

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/03/23	00051	4/26/23	9673	202304	330-57200-48200		MONTHLY CLEANING - APR 23	*	550.00		
							CSS CLEAN STAR SERVICES CENTRAL FL			550.00	000493
5/03/23	00032	5/02/23	6517	202303	310-51300-31500		GEN COUNSEL/MTHLY MEETING	*	846.50		
							KILINSKI / VAN WYK, PLLC			846.50	000494
5/03/23	00050	5/01/23	19141	202305	330-57200-48500		POOL MAINTENANCE - MAY 23	*	1,500.00		
							RESORT POOL SERVICES DBA			1,500.00	000495
5/12/23	00058	5/02/23	EC050220	202305	310-51300-11000		SUPERVISOR FEES 05/02/23	*	200.00		
							EMILY J CASSIDY			200.00	000496
5/12/23	00006	5/01/23	95	202305	310-51300-34000		MANAGEMENT FEES - MAY 23	*	3,154.42		
		5/01/23	95	202305	310-51300-35200		WEBSITE ADMIN - MAY 23	*	100.00		
		5/01/23	95	202305	310-51300-35100		INFORMATION TECH - MAY 23	*	150.00		
		5/01/23	95	202305	310-51300-31300		DISSEMINATION - MAY 23	*	500.00		
		5/01/23	95	202305	330-57200-48300		AMENITY ACCESS - MAY 23	*	416.67		
		5/01/23	95	202305	310-51300-51000		OFFICE SUPPLIES	*	6.08		
		5/01/23	95	202305	310-51300-42000		POSTAGE	*	45.25		
		5/01/23	96	202305	320-53800-34000		FIELD MANAGEMENT - MAY 23	*	1,312.50		
							GOVERNMENTAL MANAGEMENT SERVICES-CF			5,684.92	000497
5/12/23	00008	5/02/23	KC050220	202305	310-51300-11000		SUPERVISOR FEES 05/02/23	*	200.00		
							KEVIN CHINOY			200.00	000498
5/12/23	00009	5/02/23	LS050220	202305	310-51300-11000		SUPERVISOR FEES 05/02/23	*	200.00		
							LAUREN SCHWENK			200.00	000499
5/12/23	00011	5/02/23	RH050220	202305	310-51300-11000		SUPERVISOR FEES 05/02/23	*	200.00		
							RENNIE HEATH			200.00	000500

NPRC NORTH POWER LI MBYINGTON

*** CHECK DATES 05/01/2023 - 07/21/2023 ***
 N POWERLINE RD - GENERAL
 BANK A NORTH POWERLINE RD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/12/23	00059	4/30/23	11264616	202304	330	57200	34500		SECURITAS SECURITY SERVICES USA, INC	*	2,818.40	2,818.40	000501
									SECURITAS SECURITY SERVICES USA, INC				
5/12/23	00054	5/08/23	05082023	202305	300	15500	10000		WHFS, LLC	*	2,390.70	2,390.70	000502
									WHFS, LLC				
5/24/23	00024	5/08/23	9101 427	202304	320	53800	43000		DUKE ENERGY PAYMENT PROCESSING	*	146.74	146.74	000503
									DUKE ENERGY PAYMENT PROCESSING				
5/24/23	00055	5/12/23	53-BID-6	202305	330	57200	48500		FLORIDA DEPARTMENT OF HEALTH	*	280.00	280.00	000504
									FLORIDA DEPARTMENT OF HEALTH				
5/24/23	00006	3/31/23	97	202303	330	57200	48000		GOVERNMENTAL MANAGEMENT SERVICES-CF	*	1,532.65	1,532.65	000505
									GOVERNMENTAL MANAGEMENT SERVICES-CF				
5/24/23	00034	5/01/23	8782	202305	320	53800	46200		PRINCE & SONS INC.	*	2,990.42	2,990.42	000506
									PRINCE & SONS INC.				
6/02/23	00029	5/01/23	00056049	202305	310	51300	48000		CA FLORIDA HOLDINGS, LLC	*	186.81		
									CA FLORIDA HOLDINGS, LLC				
		5/01/23	00056049	202305	310	51300	48000		CA FLORIDA HOLDINGS, LLC	*	397.57		
									CA FLORIDA HOLDINGS, LLC			584.38	000507
6/02/23	00051	5/25/23	9888	202305	330	57200	48200		CSS CLEAN STAR SERVICES CENTRAL FL	*	550.00	550.00	000508
									CSS CLEAN STAR SERVICES CENTRAL FL				
6/02/23	00032	5/02/23	6518	202303	310	51300	49100		KILINSKI / VAN WYK, PLLC	*	508.50		
									KILINSKI / VAN WYK, PLLC				
		5/15/23	6623	202304	310	51300	31500		KILINSKI / VAN WYK, PLLC	*	2,336.88		
									KILINSKI / VAN WYK, PLLC			2,845.38	000509
6/02/23	00053	5/19/23	53250409	202305	330	57200	48100		MASSEY SERVICES INC.	*	40.00	40.00	000510
									MASSEY SERVICES INC.				
6/09/23	00057	6/06/23	DA060620	202306	310	51300	11000		DANIEL ARNETTE	*	200.00	200.00	000511
									DANIEL ARNETTE				

NPRC NORTH POWER LI MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/09/23	00006	6/01/23	100	202306	320	53800	34000			*	1,312.50		
			FIELD MANAGEMENT - JUN 23										
6/01/23	99	6/01/23	99	202306	310	51300	34000			*	3,154.42		
			MANAGEMENT FEES - JUN 23										
6/01/23	99	6/01/23	99	202306	310	51300	35200			*	100.00		
			WEBSITE ADMIN - JUN 23										
6/01/23	99	6/01/23	99	202306	310	51300	35100			*	150.00		
			INFORMATION TECH - JUN 23										
6/01/23	99	6/01/23	99	202306	310	51300	31300			*	500.00		
			DISSEMINATION - JUN 23										
6/01/23	99	6/01/23	99	202306	330	57200	48300			*	416.67		
			AMENITY ACCESS - JUN 23										
6/01/23	99	6/01/23	99	202306	310	51300	51000			*	1.59		
			OFFICE SUPPLIES										
6/01/23	99	6/01/23	99	202306	310	51300	42000			*	169.62		
			POSTAGE										
			GOVERNMENTAL MANAGEMENT SERVICES-CF										
												5,804.80	000512
6/09/23	00009	6/06/23	LS060620	202306	310	51300	11000			*	200.00		
			SUPERVISOR FEE 06/06/2023										
			LAUREN SCHWENK										
												200.00	000513
6/09/23	00011	6/06/23	RH060620	202306	310	51300	11000			*	200.00		
			SUPERVISOR FEE 06/06/2023										
			RENNIE HEATH										
												200.00	000514
6/09/23	00054	6/08/23	07012023	202306	300	15500	10000			*	2,390.70		
			PLAYGRND/FUR LEASE JUL 23										
			WHFS, LLC										
												2,390.70	000515
6/30/23	00049	5/01/23	INV-0006	202305	320	53800	47000			*	918.00		
			LAKE MAINTENANCE - MAY 23										
6/01/23		6/01/23	INV-0022	202306	320	53800	47000			*	918.00		
			LAKE MAINTENANCE - JUN 23										
			AQUAGENIX										
												1,836.00	000516
6/30/23	00061	5/02/23	90092227	202305	310	51300	32200			*	3,850.00		
			AUDIT FY 2022										
			DIBARTOLOMEO, MCBEE, HARTLEY&BARNES										
												3,850.00	000517
6/30/23	00006	4/30/23	101	202304	320	53800	48000			*	297.34		
			REPLACE BRICKS										
			GOVERNMENTAL MANAGEMENT SERVICES-CF										
												297.34	000518
6/30/23	00032	6/14/23	6803	202305	310	51300	31500			*	1,252.75		
			GENERAL COUNSEL - MAY 23										
			KILINSKI / VAN WYK, PLLC										
												1,252.75	000519
			NPRC NORTH POWER LI MBYINGTON										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/30/23	00053	6/21/23	53671111	202306	330	57200	48100		PEST CONTROL - JUN 23 MASSEY SERVICES INC.	*	40.00	40.00	000520
6/30/23	00034	6/01/23	9124	202306	320	53800	46200		LANDSCAPE MAINT - JUN 23 PRINCE & SONS INC.	*	2,990.42	2,990.42	000521
6/30/23	00050	6/01/23	19390	202306	330	57200	48500		POOL MAINTENANCE - JUN 23 RESORT POOL SERVICES DBA	*	1,500.00	1,500.00	000522
6/30/23	00059	5/31/23	11303615	202305	330	57200	34500		SECURITY SERVICES MAY 23 SECURITAS SECURITY SERVICES USA, INC	*	2,704.56	2,704.56	000523
7/07/23	00049	7/01/23	INV-0038	202307	320	53800	47000		LAKE MAINTENANCE - JUL 23 AQUAGENIX	*	918.00	918.00	000524
7/07/23	00014	6/30/23	021690	202306	310	51300	31100		ENGINEERING SVCS - JUN 23 ABSOLUTE ENGINEERING INC	*	498.63	498.63	000525
7/07/23	00032	5/15/23	6625	202304	310	51300	49100		BOUNDARY AMENDMENT #5 FEE KILINSKI / VAN WYK, PLLC	*	58.50	58.50	000526
7/07/23	00050	7/01/23	19663	202307	330	57200	48500		POOL MAINTENANCE - JUL 23 RESORT POOL SERVICES DBA	*	1,500.00	1,500.00	000527
7/07/23	00048	6/23/23	6967705	202306	310	51300	32300		TRUSTEE FEES S22-FY23 US BANK	*	4,040.63	4,040.63	000528
7/21/23	00052	7/13/23	3	202307	310	51300	31300		AMORT SCHED S2022 8/1/23 DISCLOSURE SERVICES LLC	*	500.00	500.00	000529
7/21/23	00006	7/01/23	103	202307	310	51300	34000		MANAGEMENT FEES - JUL 23	*	3,154.42		
		7/01/23	103	202307	310	51300	35200		WEBSITE ADMIN - JUL 23	*	100.00		
		7/01/23	103	202307	310	51300	35100		INFORMATION TECH - JUL 23	*	150.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/01/23	103			202307	310	51300	31300			*	500.00		
			DISSEMINATION - JUL 23										
7/01/23	103			202307	330	57200	48300			*	416.67		
			AMENITY ACCESS - JUL 23										
7/01/23	103			202307	310	51300	51000			*	3.94		
			OFFICE SUPPLIES										
7/01/23	103			202307	310	51300	42000			*	88.83		
			POSTAGE										
7/01/23	103			202307	310	51300	42500			*	1.50		
			COPIES										
7/01/23	104			202307	320	53800	34000			*	1,312.50		
			FIELD MANAGEMENT - JUL 23										
												5,727.86	000530

7/21/23	00032	7/16/23	6987	202306	310	51300	31500			*	1,152.88		
			GENERAL COUNSEL - JUN 23										
												1,152.88	000531

7/21/23	00054	7/17/23	08012023	202307	300	15500	10000			*	2,390.70		
			PLAYGRND/FUR LEASE AUG 23										
												2,390.70	000532

											TOTAL FOR BANK A	63,613.86	
											TOTAL FOR REGISTER	63,613.86	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/23	00025	4/01/23	1437	202304	600	-20700	-10100			*	3,750.00		
			SER22 PH3 FR#6										
		4/16/23	1445	202304	600	-20700	-10100			*	3,750.00		
			SER22 PH3 FR#7										
									GLK REAL ESTATE LLC			7,500.00	000069
5/01/23	00012	4/06/23	11282	202304	600	-20700	-10100			*	99,300.00		
			SER22 PH4 FR#10										
									STEWART & ASSOCIATES PROPERTY SVCS			99,300.00	000070
5/04/23	00002	3/31/23	021594	202305	600	-20700	-10100			*	14,074.14		
			SER22 PH3 FR#8										
		3/31/23	021602	202305	600	-20700	-10100			*	8,545.81		
			SER22 PH4 FR#12										
									ABSOLUTE ENGINEERING INC			22,619.95	000071
5/04/23	00004	4/12/23	FES14872	202305	600	-20700	-10100			*	31,291.00		
			SER22 PH4 FR#12										
									FAULKNER ENGINEERING SERVICES INC			31,291.00	000072
5/04/23	00020	3/31/23	CHANGEOR	202305	600	-20700	-10100			*	5,930.18		
			SER22 PH3 FR#8										
									FERGUSON WATERWORKS			5,930.18	000073
5/04/23	00023	3/31/23	PAYMENTR	202305	600	-20700	-10100			*	197,702.64		
			SER22 PH3 FR#8										
									THE KEARNEY COMPANIES, LLC			197,702.64	000074
5/04/23	00003	12/25/22	PAYAPP#R	202305	600	-20700	-10100			*	124,432.42		
			SER22 PH4 FR#12										
									TUCKER PAVING INC			124,432.42	000075
5/10/23	00008	4/01/23	1444	202305	600	-20700	-10100			*	3,750.00		
			SER22 PH4 FR#11										
									CH DEV LLC			3,750.00	000076
5/10/23	00016	4/10/23	16608	202305	600	-20700	-10100			*	57.38		
			SER22 PH4 FR#13										
									CITY OF DAVENPORT			57.38	000077
5/10/23	00020	4/30/23	CHANGEOR	202305	600	-20700	-10100			*	4,207.66		
			SER22 PH3 FR#9										
									FERGUSON WATERWORKS			4,207.66	000078
5/10/23	00024	4/30/23	CHANGEOR	202305	600	-20700	-10100			*	7,435.01		
			SER22 PH3 FR#9										
									FLORIDA SOIL CEMENT CO., LLC			7,435.01	000079
									NPRC NORTH POWER LI MBYINGTON				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/10/23	00011	4/24/23	219014 SER22 PH3 FR#9	202305		600-20700-10100			HORNER ENVIRONMENTAL PROFESSIONALS	*	2,640.00	2,640.00	000080
5/10/23	00027	4/10/23	CHANGEOR SER22 PH3 FR#9	202305		600-20700-10100			MID FLORIDA DIESEL INC	*	54,300.00	54,300.00	000081
5/10/23	00023	4/30/23	PAYMENTR SER22 PH3 FR#9	202305		600-20700-10100			THE KEARNEY COMPANIES, LLC	*	332,127.34	332,127.34	000082
5/10/23	00003	4/25/23	PAYAPP#1 SER22 PH4 FR#13	202305		600-20700-10100			TUCKER PAVING INC	*	98,834.89	98,834.89	000083
6/02/23	00002	4/30/23	021639 SER22 PH4 FR#14	202305		600-20700-10100			ABSOLUTE ENGINEERING INC	*	14,829.30	14,829.30	000084
6/02/23	00025	5/01/23	1450 SER22 PH3 FR#10	202305		600-20700-10100			GLK REAL ESTATE LLC	*	3,750.00	3,750.00	000085
		5/16/23	1454 SER22 PH3 FR#10	202305		600-20700-10100			GLK REAL ESTATE LLC	*	3,750.00	7,500.00	000085
6/06/23	00003	5/01/23	PAYAPP#R SER22 PH4 FR#15	202306		600-20700-10100			TUCKER PAVING INC	*	8,585.97	8,585.97	000086
6/16/23	00025	6/01/23	1458 SER22 PH3 FR#11	202306		600-20700-10100			GLK REAL ESTATE LLC	*	3,750.00	3,750.00	000087
6/16/23	00028	5/31/23	19743 SER22 PH3 FR#11	202306		600-20700-10100			INNOVATIONS DESIGN GROUP	*	10,500.00	10,500.00	000088
6/22/23	00002	4/30/23	021631 SER22 PH3 FR#12	202306		600-20700-10100			ABSOLUTE ENGINEERING INC	*	11,692.50	11,692.50	000089
6/22/23	00020	5/31/23	CO#17 SER22 PH3 FR#12	202306		600-20700-10100			FERGUSON WATERWORKS	*	166,144.23	166,144.23	000090

NPRC NORTH POWER LI MBYINGTON

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/22/23	00017	5/16/23 3183770	202306 600-20700-10100	HUB INTERNATIONAL MIDWEST WEST	*	27,604.00	27,604.00 000091
		SER22 PH3 FR#12					
6/22/23	00023	5/31/23 PAYREQ#1	202306 600-20700-10100	THE KEARNEY COMPANIES, LLC	*	254,682.55	254,682.55 000092
		SER22 PH3 FR#12					
6/22/23	00010	5/22/23 1206	202306 600-20700-10100	WILDMON CONSTRUCTION LLC	*	5,203.00	5,203.00- .00 000093
		SER22 PH4 FR#16					
		5/22/23 1206	202306 600-20700-10100		V	5,203.00-	
		SER22 PH4 FR#16					
6/30/23	00012	6/19/23 11303	202306 600-20700-10100	STEWART & ASSOCIATES PROPERTY SVCS	*	15,411.00	15,411.00 000094
		SER22 PH4 FR#17					
7/06/23	00010	5/22/23 1206	202306 600-20700-10100	WILDMON CONSTRUCTION LLC	*	5,203.00	5,203.00 000095
		SER22 PH4 FR#16					
7/11/23	00002	5/31/23 021668	202307 600-20700-10100	ABSOLUTE ENGINEERING INC	*	7,904.07	13,000.27 000096
		SER22 PH3 FR#13					
		5/31/23 021674	202307 600-20700-10100		*	5,096.20	
		SER22 PH4 FR#18					
7/11/23	00029	6/08/23 42113	202307 600-20700-10100	DUNHAM WELL DRILLING INC.	*	7,607.95	7,607.95 000097
		SER22 PH3 FR#13					
7/11/23	00025	6/16/23 1461	202307 600-20700-10100	GLK REAL ESTATE LLC	*	3,750.00	3,750.00 000098
		SER22 PH3 FR#13					
7/14/23	00001	6/29/23 F4977776	202307 600-20700-10100	DUKE ENERGY	*	6,870.20	6,870.20 000099
		SER22 PH3 FR#14					
TOTAL FOR BANK B						1,549,259.44	
TOTAL FOR REGISTER						1,549,259.44	

NPRC NORTH POWER LI MBYINGTON

SECTION 2

North Powerline Road
Community Development District

Unaudited Financial Reporting
June 30, 2023



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 495,438	\$ -	\$ -	\$ 495,438
Capital Projects Account	\$ -	\$ -	\$ 6,203	\$ 6,203
Investments:				
Series 2020				
Reserve	\$ -	\$ 355,933	\$ -	\$ 355,933
Revenue	\$ -	\$ 251,148	\$ -	\$ 251,148
Prepayment	\$ -	\$ 276	\$ -	\$ 276
Construction - Phase 1	\$ -	\$ -	\$ 28,387	\$ 28,387
Construction - Phase 2	\$ -	\$ -	\$ 395	\$ 395
Series 2022				
Reserve	\$ -	\$ 758,588	\$ -	\$ 758,588
Revenue	\$ -	\$ 8,775	\$ -	\$ 8,775
Prepayment	\$ -	\$ 1,450,734	\$ -	\$ 1,450,734
Construction - Phase 3	\$ -	\$ -	\$ 309	\$ 309
Construction - Phase 4	\$ -	\$ -	\$ 3,416	\$ 3,416
Due from Developer	\$ 59	\$ -	\$ 24,358	\$ 24,417
Due from General Fund	\$ -	\$ 3,965	\$ -	\$ 3,965
Prepaid Expenses	\$ 2,391	\$ -	\$ -	\$ 2,391
Total Assets	\$ 497,888	\$ 2,829,418	\$ 63,068	\$ 3,390,374
Liabilities:				
Accounts Payable	\$ 8,664	\$ -	\$ 5,203	\$ 13,867
Contracts Payable	\$ -	\$ -	\$ 24,358	\$ 24,358
Due to Debt Service	\$ 3,965	\$ -	\$ -	\$ 3,965
Retainage Payable	\$ -	\$ -	\$ 57,440	\$ 57,440
Total Liabilities	\$ 12,628	\$ -	\$ 87,001	\$ 99,629
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 2,391	\$ -	\$ -	\$ 2,391
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 611,321	\$ -	\$ 611,321
Debt Service - Series 2022	\$ -	\$ 2,218,097	\$ -	\$ 2,218,097
Capital Projects - Series 2020	\$ -	\$ -	\$ 29,783	\$ 29,783
Capital Projects - Series 2022	\$ -	\$ -	\$ (53,715)	\$ (53,715)
Unassigned	\$ 482,868	\$ -	\$ -	\$ 482,868
Total Fund Balances	\$ 485,259	\$ 2,829,418	\$ (23,933)	\$ 3,290,745
Total Liabilities & Fund Balance	\$ 497,888	\$ 2,829,418	\$ 63,068	\$ 3,390,374

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 371,728	\$ 371,728	\$ 372,948	\$ 1,220
Assessments - Direct Bill	\$ 178,885	\$ 163,472	\$ 163,472	\$ -
Developer Contributions	\$ 114,111	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 2,905	\$ 2,905
Miscellaneous Revenue	\$ -	\$ -	\$ 60	\$ 60
Interest	\$ -	\$ -	\$ 38	\$ 38
Total Revenues	\$ 664,725	\$ 535,200	\$ 539,423	\$ 4,223
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 5,800	\$ 3,200
Engineering	\$ 20,000	\$ 15,000	\$ 1,345	\$ 13,655
Attorney	\$ 30,000	\$ 22,500	\$ 15,496	\$ 7,004
Annual Audit	\$ 5,500	\$ 3,850	\$ 3,850	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 5,250	\$ 4,500	\$ 750
Trustee Fees	\$ 12,500	\$ 8,081	\$ 8,081	\$ -
Management Fees	\$ 37,853	\$ 28,389	\$ 28,390	\$ (0)
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Telephone	\$ 300	\$ 225	\$ -	\$ 225
Postage & Delivery	\$ 1,000	\$ 750	\$ 602	\$ 148
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Printing & Binding	\$ 1,000	\$ 750	\$ 88	\$ 662
Legal Advertising	\$ 10,000	\$ 7,500	\$ 3,486	\$ 4,014
Other Current Charges	\$ 5,000	\$ 3,750	\$ 353	\$ 3,397
Boundary Amendment Expenses	\$ -	\$ -	\$ 2,905	\$ (2,905)
Office Supplies	\$ 625	\$ 469	\$ 30	\$ 439
Travel Per Diem	\$ 600	\$ 450	\$ -	\$ 450
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 159,587	\$ 120,523	\$ 88,790	\$ 31,734

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2023

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 20,000	\$ 20,000	\$ 11,774	\$ 8,226
Field Management	\$ 15,750	\$ 11,813	\$ 11,813	\$ -
Landscape Maintenance	\$ 95,000	\$ 71,250	\$ 26,914	\$ 44,336
Landscape Replacement	\$ 25,000	\$ 18,750	\$ 4,100	\$ 14,650
Lake Maintenance	\$ 21,600	\$ 16,200	\$ 8,262	\$ 7,938
Streetlights	\$ 75,000	\$ 56,250	\$ 22,685	\$ 33,565
Electric	\$ 7,500	\$ 5,625	\$ 3,673	\$ 1,952
Water & Sewer	\$ 2,400	\$ 1,800	\$ 419	\$ 1,381
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Irrigation Repairs	\$ 5,000	\$ 3,750	\$ 299	\$ 3,451
General Repairs & Maintenance	\$ 15,000	\$ 11,250	\$ 297	\$ 10,953
Contingency	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
Subtotal Field Expenditures	\$ 292,250	\$ 224,188	\$ 90,236	\$ 133,952
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 10,800	\$ 9,612	\$ 1,188
Amenity - Water	\$ 4,000	\$ 3,000	\$ 2,010	\$ 990
Playground Lease	\$ 28,688	\$ 21,516	\$ 21,516	\$ -
Internet	\$ 2,000	\$ 1,500	\$ 909	\$ 591
Pest Control	\$ 600	\$ 450	\$ 160	\$ 290
Janitorial Services	\$ 7,500	\$ 5,625	\$ 4,950	\$ 675
Security Services	\$ 34,000	\$ 25,500	\$ 16,768	\$ 8,732
Pool Maintenance	\$ 20,000	\$ 15,000	\$ 14,030	\$ 970
Amenity Access Management	\$ 5,000	\$ 3,750	\$ 3,750	\$ (0)
Amenity Repairs & Maintenance	\$ 15,000	\$ 11,250	\$ 5,328	\$ 5,922
Contingency	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
Subtotal Amenity Expenditures	\$ 138,688	\$ 104,016	\$ 79,034	\$ 24,982
Total Operations & Maintenance	\$ 430,938	\$ 328,204	\$ 169,270	\$ 158,934
Total Expenditures	\$ 590,525	\$ 448,727	\$ 258,059	\$ 190,668
Excess (Deficiency) of Revenues over Expenditures	\$ 74,200		\$ 281,364	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (74,200)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (74,200)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0		\$ 281,364	
Fund Balance - Beginning	\$ -		\$ 203,895	
Fund Balance - Ending	\$ 0		\$ 485,259	

North Powerline Road

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 711,117	\$ 711,117	\$ 713,597	\$ 2,480
Interest	\$ -	\$ -	\$ 20,152	\$ 20,152
Total Revenues	\$ 711,117	\$ 711,117	\$ 733,749	\$ 22,632
Expenditures:				
Interest - 11/1	\$ 229,241	\$ 229,241	\$ 229,241	\$ (0)
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	\$ 255,000	\$ 255,000	\$ 255,000	\$ -
Interest - 5/1	\$ 229,241	\$ 229,241	\$ 229,150	\$ 91
Total Expenditures	\$ 713,481	\$ 713,481	\$ 718,391	\$ (4,909)
Excess (Deficiency) of Revenues over Expenditures	\$ (2,364)		\$ 15,359	
Fund Balance - Beginning	\$ 233,810		\$ 595,963	
Fund Balance - Ending	\$ 231,446		\$ 611,321	

North Powerline Road

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
Revenues:				
Assessments - Direct Bill	\$ 758,588	\$ 758,588	\$ 315,058	\$ (443,529)
Assessments - Lot Closings	\$ -	\$ -	\$ 118,183	\$ 118,183
Assessments - Prepayments	\$ -	\$ -	\$ 1,450,734	\$ 1,450,734
Interest	\$ -	\$ -	\$ 24,602	\$ 24,602
Total Revenues	\$ 758,588	\$ 758,588	\$ 1,908,576	\$ 1,149,989
Expenditures:				
Interest - 11/1	\$ 239,566	\$ 239,566	\$ 239,566	\$ 0
Principal - 5/1	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
Interest - 5/1	\$ 303,675	\$ 303,675	\$ 303,675	\$ -
Total Expenditures	\$ 693,241	\$ 693,241	\$ 693,241	\$ 0
Excess (Deficiency) of Revenues over Expenditures	\$ 65,347		\$ 1,215,335	
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		\$ 1,217,106	
Fund Balance - Beginning	\$ 239,566		\$ 1,000,990	
Fund Balance - Ending	\$ 304,912		\$ 2,218,097	

North Powerline Road

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2023

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 7,570	\$ 7,570
Interest	\$ -	\$ -	\$ 416	\$ 416
Total Revenues	\$ -	\$ -	\$ 7,986	\$ 7,986
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	\$ -	\$ -	\$ 18,634	
Fund Balance - Beginning	\$ -	\$ -	\$ 11,149	
Fund Balance - Ending	\$ -	\$ -	\$ 29,783	

North Powerline Road

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual		
	Budget	Thru 06/30/23	Thru 06/30/23	Variance	
Revenues					
Developer Contributions	\$ -	\$ -	\$ 3,829,717	\$ 3,829,717	
Interest	\$ -	\$ -	\$ 33,107	\$ 33,107	
Total Revenues	\$ -	\$ -	\$ 3,862,824	\$ 3,862,824	
Expenditures:					
Capital Outlay - Phase 3	\$ -	\$ -	\$ 5,447,072	\$ (5,447,072)	
Capital Outlay - Phase 4	\$ -	\$ -	\$ 2,345,073	\$ (2,345,073)	
Total Expenditures	\$ -	\$ -	\$ 7,792,145	\$ (7,792,145)	
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (3,929,321)		
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ -	\$ (1,771)	\$ (1,771)	
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (1,771)	\$ (1,771)	
Net Change in Fund Balance	\$ -	\$ -	\$ (3,931,092)		
Fund Balance - Beginning	\$ -	\$ -	\$ 3,877,377		
Fund Balance - Ending	\$ -	\$ -	\$ (53,715)		

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

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	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	\$ 2,072	\$ -	\$ -	\$ -	\$ -	\$ 372,948
Assessments - Direct Bill	\$ 44,722	\$ -	\$ 44,722	\$ -	\$ 44,722	\$ -	\$ 29,307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 163,472
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,338	\$ -	\$ 509	\$ 59	\$ -	\$ -	\$ -	\$ 2,905
Miscellaneous Revenue	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60
Interest	\$ 1	\$ 2	\$ 4	\$ 8	\$ 4	\$ 5	\$ 5	\$ 5	\$ 4	\$ -	\$ -	\$ -	\$ 38
Total Revenues	\$ 44,783	\$ 9,805	\$ 321,618	\$ 80,847	\$ 45,389	\$ 4,345	\$ 29,988	\$ 2,585	\$ 63	\$ -	\$ -	\$ -	\$ 539,423
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ 600	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ 5,800
Engineering	\$ 413	\$ -	\$ 434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 499	\$ -	\$ -	\$ -	\$ 1,345
Attorney	\$ 2,822	\$ 1,370	\$ 2,935	\$ 921	\$ 1,859	\$ 847	\$ 2,337	\$ 1,253	\$ 1,153	\$ -	\$ -	\$ -	\$ 15,496
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,850	\$ -	\$ -	\$ -	\$ -	\$ 3,850
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ 4,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ 8,081
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ 28,390
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 25	\$ 16	\$ 46	\$ 70	\$ -	\$ 149	\$ 81	\$ 45	\$ 170	\$ -	\$ -	\$ -	\$ 602
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Printing & Binding	\$ -	\$ -	\$ -	\$ 1	\$ 71	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88
Legal Advertising	\$ 311	\$ 1,627	\$ -	\$ 963	\$ -	\$ -	\$ -	\$ 584	\$ -	\$ -	\$ -	\$ -	\$ 3,486
Other Current Charges	\$ 39	\$ 39	\$ 39	\$ 39	\$ 39	\$ 39	\$ 38	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ 353
Boundary Amendment Expenses	\$ 38	\$ -	\$ 2,300	\$ -	\$ -	\$ 509	\$ 59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,905
Office Supplies	\$ 1	\$ 6	\$ 3	\$ 6	\$ 1	\$ 4	\$ 1	\$ 6	\$ 2	\$ -	\$ -	\$ -	\$ 30
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 19,317	\$ 7,763	\$ 10,912	\$ 6,705	\$ 10,716	\$ 5,468	\$ 7,020	\$ 10,482	\$ 10,407	\$ -	\$ -	\$ -	\$ 88,790

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	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ 11,813
Landscape Maintenance	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ -	\$ -	\$ -	\$ 26,914
Landscape Replacement	\$ -	\$ -	\$ 4,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,100
Lake Maintenance	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ -	\$ -	\$ -	\$ 8,262
Streetlights	\$ 2,509	\$ 2,509	\$ 2,509	\$ 2,509	\$ 2,527	\$ 2,527	\$ 2,527	\$ 2,534	\$ 2,534	\$ -	\$ -	\$ -	\$ 22,685
Electric	\$ 195	\$ 321	\$ 262	\$ 2	\$ 310	\$ 617	\$ 149	\$ 288	\$ 1,530	\$ -	\$ -	\$ -	\$ 3,673
Water & Sewer	\$ 150	\$ 33	\$ -	\$ 41	\$ 38	\$ 40	\$ 37	\$ 64	\$ 17	\$ -	\$ -	\$ -	\$ 419
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 229	\$ -	\$ -	\$ -	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 299
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 297	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 297
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 20,078	\$ 8,083	\$ 12,092	\$ 7,773	\$ 8,166	\$ 8,405	\$ 8,230	\$ 8,106	\$ 9,302	\$ -	\$ -	\$ -	\$ 90,236
Amenity Expenditures													
Amenity - Electric	\$ 956	\$ 1,614	\$ 898	\$ -	\$ 1,005	\$ 2,570	\$ -	\$ 1,339	\$ 1,230	\$ -	\$ -	\$ -	\$ 9,612
Amenity - Water	\$ 175	\$ 173	\$ 197	\$ 185	\$ 196	\$ 248	\$ 284	\$ 291	\$ 261	\$ -	\$ -	\$ -	\$ 2,010
Playground Lease	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ -	\$ -	\$ -	\$ 21,516
Internet	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ -	\$ -	\$ -	\$ 909
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ 160
Janitorial Services	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ -	\$ -	\$ -	\$ 4,950
Security Services	\$ -	\$ -	\$ 1,139	\$ 3,018	\$ 2,363	\$ 2,363	\$ 2,818	\$ 2,705	\$ 2,363	\$ -	\$ -	\$ -	\$ 16,768
Pool Maintenance	\$ 1,750	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,780	\$ 1,500	\$ -	\$ -	\$ -	\$ 14,030
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ 3,750
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	\$ 9,613	\$ 8,853	\$ -	\$ -	\$ -	\$ 79,034
Total Operations & Maintenance	\$ 28,299	\$ 15,078	\$ 19,284	\$ 15,933	\$ 16,689	\$ 21,781	\$ 16,331	\$ 17,719	\$ 18,155	\$ -	\$ -	\$ -	\$ 169,270
Total Expenditures	\$ 47,616	\$ 22,841	\$ 30,196	\$ 22,638	\$ 27,405	\$ 27,249	\$ 23,351	\$ 28,202	\$ 28,562	\$ -	\$ -	\$ -	\$ 258,059
Excess (Deficiency) of Revenues over Expenditures	\$ (2,833)	\$ (13,036)	\$ 291,422	\$ 58,209	\$ 17,984	\$ (22,904)	\$ 6,637	\$ (25,616)	\$ (28,499)	\$ -	\$ -	\$ -	\$ 281,364
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)	\$ 6,637	\$ (25,616)	\$ (28,499)	\$ -	\$ -	\$ -	\$ 281,364

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)
Less: Principal Payment - 05/01/23		(\$255,000)
Current Bonds Outstanding		\$12,155,000

Series 2022, Special Assessment Revenue Bonds		
Maturity Date:	5/1/2052	
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
Less: Principal Payment - 05/01/23		(\$150,000)
Current Bonds Outstanding		\$10,850,000

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

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
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
05/11/23	04/01/23 - 04/30/23	\$4,143.08	\$0.00	(\$82.86)	\$0.00	\$4,060.22	\$1,393.64	\$2,666.58	\$4,060.22
05/24/23	Check #31902	\$91.44	\$0.00	\$0.00	\$0.00	\$91.44	\$31.39	\$60.05	\$91.44
05/24/23	10/01/22 - 03/31/23	\$0.00	\$0.00	\$0.00	\$1,885.38	\$1,885.38	\$647.14	\$1,238.24	\$1,885.38
TOTAL		\$ 1,153,107.38	\$ (46,075.01)	\$ (22,372.12)	\$ 1,885.38	\$ 1,086,545.63	\$ 372,948.37	\$ 713,597.26	\$ 1,086,545.63

100%	Net Percent Collected
0	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