

*North Powerline Road  
Community Development District*

*Meeting Agenda*

*February 6, 2024*

# AGENDA

# *North Powerline Road Community Development District*

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

January 30, 2024

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

Dear Board Members:

A Board of Supervisors Meeting of the **North Powerline Road Community Development District** will be held **Tuesday, February 6, 2024 at 10:00 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

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

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

**Meeting ID:** 830 3263 0323

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the January 9, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-03 Setting a Public Hearing on the Adoption of Easement Variance Rules for the District
5. Presentation of Arbitrage Rebate Report for Series 2020 Bonds from AMTEC
6. Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Discussion Regarding Parking Sign Placement in Community
  - 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

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

# MINUTES



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

The regular meeting of the Board of Supervisors of the North Powerline Road Community Development District was held on Tuesday, **January 9, 2024** at 9:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Daniel Arnette	Assistant Secretary
Emily Cassidy	Assistant Secretary
Kevin Chinoy	Assistant Secretary

Also present were:

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

*The following is a summary of the discussions and actions taken at the January 9, 2024 North Powerline Road Community Development District's Regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns opened the public comment period on any of the agenda items. She noted that no members of the public were joining via Zoom. Hearing no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

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

Ms. Burns presented the November 7, 2023 minutes and asked for any comments or changes. Hearing no changes, she asked for a motion of approval.

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

**FOURTH ORDER OF BUSINESS**

**Presentation and Approval of Quote from ProPlaygrounds for Playground Equipment for Deer Run at Crosswinds**

Ms. Burns stated Greg sent this quote over totaling \$130,999 and is looking to order this in January. She stated the next thing will be the lease purchase agreement and with it financed it is in budget to pay the monthly amount from now until the end of the year. It is a five-year lease purchase agreement. HNB properties will provide the funds up front. There will be property insurance on the structure. She noted Lauren Gentry drafted this.

On MOTION by Mr. Chinoy, seconded by Mr. Arnette, with all in favor, the Quote of \$130,999 from ProPlaygrounds for Playground Equipment for Deer Run at Crosswinds, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns stated this is the required annual renewal for them to provide the listing of parcels so the District can collect on the tax roll.

On MOTION by Mr. Chinoy, seconded by Mr. Arnette, with all in favor, the 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry stated that she had two updates for the Board. There are new ethics training requirements that go into effect in 2024 for CDD Supervisors. Supervisors have all year to complete those requirements. A memo was circulated with a link to the Commission on Ethics

website that has some free on demand courses. She noted her firm has some customized CDD training. Ms. Burns stated four hours are required. Ms. Gentry noted maybe they could do two workshops. Second update is in 2024 Form 1 instead of being mailed to the local Supervisor of Elections will be filed online through a portal directly to the Commission on Ethics. The Commission on Ethics will be emailing Supervisors in April links and correct address for submitting Form 1. She noted for any questions reach out to her or Jill.

**B. Engineer**

Ms. Burns stated the District Engineer was not on the line today.

**C. Field Manager’s Report**

Mr. Tindall stated the pool was closed for part failure. The vendor coordinated with the manufacturer to have system tested and pool pump drive was replaced and pool was reopened. Two palm trees were removed from the pool to safeguard pool plumbing. A palm was replaced at the entrance as well as routine grass maintenance. Amenity plantings were completed. Review of parking conditions was completed and should have a sign proposal for the next meeting.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register from October 28<sup>th</sup> through December 22<sup>nd</sup> totaling \$175,754.16. She noted a large portion of this is construction related invoices.

On MOTION by Mr. Arnette, seconded by Mr. Chinoy, with all in favor, the Check Register totaling \$175,754.16, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns presented the financials and asked if there were any questions. There was no action necessary from the Board.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

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

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

# SECTION IV

## RESOLUTION 2024-03

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE FOR A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES AND FEES OF THE DISTRICT 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 (“**Act**”), for the purpose of owning, operating, maintaining, and providing certain public infrastructure improvements; and

**WHEREAS**, by virtue of certain plats and other legal instruments, the District holds certain easement rights, and additional easements may in the future be dedicated to the District (together, “**District Easements**”); and

**WHEREAS**, construction of unauthorized improvements within District Easements may interfere with the proper operation and maintenance of the District’s improvements; and

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) is authorized by the Act to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

**WHEREAS**, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to set a public hearing to consider adoption of a policy and application fee for the installation of improvements within District Easements, attached hereto as **Exhibit A** and incorporated herein by this reference (“**Easement Variance Policy**”).

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

**SECTION 1.** The Board intends to adopt its proposed Easement Variance Policy, attached hereto as **Exhibit A**, which includes an application fee. The District will hold a public hearing on such Easement Variance Policy at a meeting of the Board to be held on **Tuesday, April 2, 2024, at 10:00 a.m. at the Holiday Inn-Winter Haven, 200 Cypress Gardens Boulevard, Winter Haven, Florida 33880.**

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

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

**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 6th day of February 2024.

ATTEST:

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Proposed Easement Variance Policy

**EXHIBIT A**  
**Proposed Easement Variance Policy**

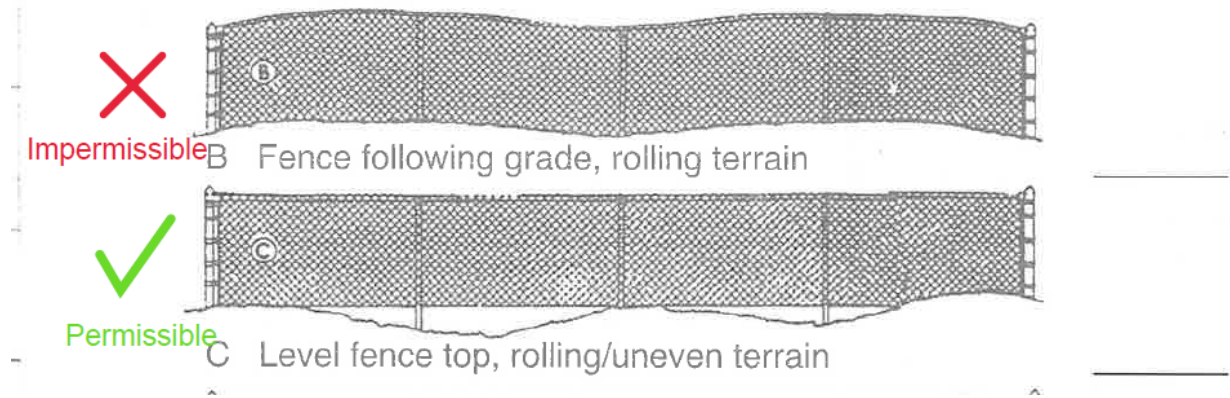


**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**Easement Variance Policy**

*Effective:* \_\_\_\_\_

1. **Scope.** This policy applies to requests to construct/install improvements within easements held by the North Powerline Road Community Development District (“District”). No improvements, including fences, pavers, landscaping, etc., may be constructed or installed within District easements without approval from the District. This policy is intended to prevent damage which may be caused by unauthorized obstruction of District easements.
2. **Request Procedures.** Individuals who wish to construct or install improvements within a District easement must (a) submit an application form to the District Manager or his or her designee, and (b) pay a **\$75** fee to offset the costs of processing the request. The application must be signed by the owner(s) of the property. Please note that in swale areas, any approved fence must be constructed in a manner which does not impede the flow of water. An example of permissible and impermissible fences in swale areas is attached as **Exhibit A**. Please also note that fences and other improvements may not be permissible in certain easement areas due to underground improvements, access and maintenance requirements, or other factors in the District’s discretion.
3. **Approval.** If approved, the owner(s) of the property must execute an agreement in a form acceptable to the District, which shall be recorded in the Public Records of Polk County, Florida. The District Manager shall have authority to approve applications. There shall be no requirement to bring the application before the Board of Supervisors (“Board”) for approval, unless extraordinary circumstances warrant Board consideration. The District’s approval of an application constitutes approval from the District only. The requestor is responsible for obtaining any other necessary approvals, permits and authorizations for the project, including but not limited to approvals from an HOA, county, municipality, or any other entity having an interest in the project or property utilized.
4. **Denial.** The District reserves the right to deny any request that, in its sole discretion, poses an undue risk of damage to District property or improvements; unduly limits the District’s rights to use the easement for its stated purpose; poses an undue risk to the health, safety, or welfare of District residents, guests, staff, and invitees; and/or is otherwise incompatible with the nature of the easement in question. If a request is denied, the requestor may appeal the denial at the next meeting of the Board that is at least ten (10) days from the notice of denial. The Board’s decision upon appeal shall be final.
5. **Encroachment Without Approval.** If improvements are constructed or installed within a District easement without approval, the District reserves the right to take all available legal action against the person or entity engaging in such unauthorized use.
6. **Severability.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.
7. **Sovereign Immunity.** Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

**EXHIBIT A**



# SECTION V

# **REBATE REPORT**

**\$12,685,000**

**North Powerline Road Community Development  
District**

**(Polk County, Florida)**

**Special Assessment Bonds, Series 2020**

**Dated: December 14, 2020  
Delivered: December 14, 2020**

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**Rebate Report to the Computation Date  
December 14, 2023  
Reflecting Activity To  
December 14, 2023**



**AMTEC**

## TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service Schedule	11
Arbitrage Rebate Calculation Detail Report – Phase-1 Acquisition & Construction Account	13
Arbitrage Rebate Calculation Detail Report – Phase-2 Acquisition & Construction Account	15
Arbitrage Rebate Calculation Detail Report – Reserve Account	17
Arbitrage Rebate Calculation Detail Report – Interest Account	19
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	20



# AMTEC

American Municipal Tax-Exempt Compliance

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

[www.amteccorp.com](http://www.amteccorp.com)

January 25, 2024

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

Re: \$12,685,000 North Powerline Road Community Development District (Polk County, Florida),  
Special Assessment Bonds, Series 2020

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the North Powerline Road Community Development District (the “District”)

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of December 31, 2024. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the December 14, 2023 Computation Date  
Reflecting Activity from December 14, 2020 through December 14, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Phase-1 Acquisition & Construction Account	0.006005%	11.02	(7,591.66)
Phase-2 Acquisition & Construction Account	0.005973%	130.48	(90,035.77)
Reserve Account	1.392423%	20,439.16	(36,754.82)
Interest Account	0.005888%	4.03	(2,825.76)
<b>Totals</b>	<b>0.525471%</b>	<b>\$20,584.69</b>	<b>\$(137,208.01)</b>
<b>Bond Yield</b>	<b>3.759179%</b>		
Rebate Computation Credits			(5,777.09)
<b>Net Rebatable Arbitrage</b>			<b>\$(142,985.10)</b>

**Based upon our computations, no rebate liability exists.**

# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebateable Arbitrage, investment activity is reflected from December 14, 2020, the date of the closing, to December 14, 2023, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of December 14, 2023.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between December 14, 2020 and December 14, 2023, the District made periodic payments into the Interest, Sinking and Prepayment Accounts (collectively, the "Debt Service Fund") that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is December 14, 2023.



## **DEFINITIONS**

### **7. Computation Date**

December 14, 2023.

### **8. Computation Period**

The period beginning on December 14, 2020, the date of the closing, and ending on December 14, 2023, the Computation Date.

### **9. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

### **10. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

### **11. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

### **12. Issue Price**

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

### **13. Rebtable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

#### 14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

<b>Accounts</b>	<b>Account Number</b>
Revenue	276587000
Interest	276587001
Sinking	276587002
Reserve	276587003
Prepayment	276587004
Phase-1 Acquisition & Construction	276587005
Phase-2 Acquisition & Construction	276587006

### METHODOLOGY

#### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

#### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebatable Arbitrage, as of December 14, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to December 14, 2023. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on December 14, 2023, is the Rebatable Arbitrage.

**\$12,685,000**  
**North Powerline Road Community Development District**  
**(Polk County, Florida)**  
**Special Assessment Bonds, Series 2020**  
**Delivered: December 14, 2020**

<b>Sources of Funds</b>	
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<b>Par Amount</b>	<b>\$12,685,000.00</b>
<b>Original Issue Premium</b>	<b>98,874.60</b>
<b>Total</b>	<b>\$12,783,874.60</b>

<b>Uses of Funds</b>	
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<b>Phase-1 Acquisition &amp; Construction Account</b>	<b>\$ 5,729,977.75</b>
<b>Phase-2 Acquisition &amp; Construction Account</b>	<b>5,705,892.42</b>
<b>Reserve Account</b>	<b>713,800.00</b>
<b>Interest Account</b>	<b>177,279.43</b>
<b>Costs of Issuance</b>	<b>203,225.00</b>
<b>Underwriter's Discount</b>	<b>253,700.00</b>
<b>Total</b>	<b>\$12,783,874.60</b>

## PROOF OF ARBITRAGE YIELD

\$12,685,000  
 North Powerline Road Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2020

Date	Debt Service	Present Value to 12/14/2020 @ 3.7591785096%
05/01/2021	177,279.43	174,784.57
11/01/2021	232,921.88	225,407.24
05/01/2022	482,921.88	458,719.57
11/01/2022	229,640.63	214,107.52
05/01/2023	484,640.63	443,522.68
11/01/2023	226,293.75	203,273.79
05/01/2024	486,293.75	428,765.99
11/01/2024	222,881.25	192,889.23
05/01/2025	492,881.25	418,687.09
11/01/2025	219,337.50	182,882.85
05/01/2026	494,337.50	404,572.59
11/01/2026	215,040.63	172,745.30
05/01/2027	500,040.63	394,279.16
11/01/2027	210,587.50	162,983.61
05/01/2028	505,587.50	384,078.93
11/01/2028	205,978.13	153,588.28
05/01/2029	510,978.13	373,983.21
11/01/2029	201,212.50	144,549.82
05/01/2030	516,212.50	364,002.14
11/01/2030	196,290.63	135,858.81
05/01/2031	521,290.63	354,144.88
11/01/2031	190,400.00	126,964.06
05/01/2032	525,400.00	343,887.78
11/01/2032	184,328.13	118,421.65
05/01/2033	534,328.13	336,946.03
11/01/2033	177,984.38	110,165.86
05/01/2034	537,984.38	326,849.33
11/01/2034	171,459.38	102,247.34
05/01/2035	546,459.38	319,861.12
11/01/2035	164,662.50	94,604.34
05/01/2036	554,662.50	312,793.70
11/01/2036	157,593.75	87,233.04
05/01/2037	562,593.75	305,667.82
11/01/2037	150,253.13	80,129.27
05/01/2038	570,253.13	298,502.61
11/01/2038	142,640.63	73,288.61
05/01/2039	577,640.63	291,315.65
11/01/2039	134,756.25	66,706.45
05/01/2040	584,756.25	284,123.12
11/01/2040	126,600.00	60,377.93
05/01/2041	596,600.00	279,280.48
11/01/2041	117,200.00	53,851.50
05/01/2042	602,200.00	271,596.22
11/01/2042	107,500.00	47,588.74
05/01/2043	612,500.00	266,142.78
11/01/2043	97,400.00	41,541.33
05/01/2044	622,400.00	260,557.64
11/01/2044	86,900.00	35,708.11
05/01/2045	636,900.00	256,880.48
11/01/2045	75,900.00	30,047.92
05/01/2046	645,900.00	250,986.74
11/01/2046	64,500.00	24,601.30
05/01/2047	659,500.00	246,902.74
11/01/2047	52,600.00	19,329.01
05/01/2048	672,600.00	242,601.57
11/01/2048	40,200.00	14,232.32
05/01/2049	685,200.00	238,111.15

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PROOF OF ARBITRAGE YIELD

\$12,685,000  
 North Powerline Road Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2020

Date	Debt Service	Present Value to 12/14/2020 @ 3.7591785096%
11/01/2049	27,300.00	9,311.89
05/01/2050	697,300.00	233,457.41
11/01/2050	13,900.00	4,567.89
05/01/2051	708,900.00	228,664.43
	21,750,804.53	12,783,874.60

Proceeds Summary

Delivery date	12/14/2020
Par Value	12,685,000.00
Premium (Discount)	98,874.60
Target for yield calculation	12,783,874.60

## BOND DEBT SERVICE

\$12,685,000  
 North Powerline Road Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/14/2020					
05/01/2021			177,279.43	177,279.43	177,279.43
11/01/2021			232,921.88	232,921.88	
05/01/2022	250,000	2.625%	232,921.88	482,921.88	715,843.76
11/01/2022			229,640.63	229,640.63	
05/01/2023	255,000	2.625%	229,640.63	484,640.63	714,281.26
11/01/2023			226,293.75	226,293.75	
05/01/2024	260,000	2.625%	226,293.75	486,293.75	712,587.50
11/01/2024			222,881.25	222,881.25	
05/01/2025	270,000	2.625%	222,881.25	492,881.25	715,762.50
11/01/2025			219,337.50	219,337.50	
05/01/2026	275,000	3.125%	219,337.50	494,337.50	713,675.00
11/01/2026			215,040.63	215,040.63	
05/01/2027	285,000	3.125%	215,040.63	500,040.63	715,081.26
11/01/2027			210,587.50	210,587.50	
05/01/2028	295,000	3.125%	210,587.50	505,587.50	716,175.00
11/01/2028			205,978.13	205,978.13	
05/01/2029	305,000	3.125%	205,978.13	510,978.13	716,956.26
11/01/2029			201,212.50	201,212.50	
05/01/2030	315,000	3.125%	201,212.50	516,212.50	717,425.00
11/01/2030			196,290.63	196,290.63	
05/01/2031	325,000	3.625%	196,290.63	521,290.63	717,581.26
11/01/2031			190,400.00	190,400.00	
05/01/2032	335,000	3.625%	190,400.00	525,400.00	715,800.00
11/01/2032			184,328.13	184,328.13	
05/01/2033	350,000	3.625%	184,328.13	534,328.13	718,656.26
11/01/2033			177,984.38	177,984.38	
05/01/2034	360,000	3.625%	177,984.38	537,984.38	715,968.76
11/01/2034			171,459.38	171,459.38	
05/01/2035	375,000	3.625%	171,459.38	546,459.38	717,918.76
11/01/2035			164,662.50	164,662.50	
05/01/2036	390,000	3.625%	164,662.50	554,662.50	719,325.00
11/01/2036			157,593.75	157,593.75	
05/01/2037	405,000	3.625%	157,593.75	562,593.75	720,187.50
11/01/2037			150,253.13	150,253.13	
05/01/2038	420,000	3.625%	150,253.13	570,253.13	720,506.26
11/01/2038			142,640.63	142,640.63	
05/01/2039	435,000	3.625%	142,640.63	577,640.63	720,281.26
11/01/2039			134,756.25	134,756.25	
05/01/2040	450,000	3.625%	134,756.25	584,756.25	719,512.50
11/01/2040			126,600.00	126,600.00	
05/01/2041	470,000	4.000%	126,600.00	596,600.00	723,200.00
11/01/2041			117,200.00	117,200.00	
05/01/2042	485,000	4.000%	117,200.00	602,200.00	719,400.00
11/01/2042			107,500.00	107,500.00	
05/01/2043	505,000	4.000%	107,500.00	612,500.00	720,000.00
11/01/2043			97,400.00	97,400.00	
05/01/2044	525,000	4.000%	97,400.00	622,400.00	719,800.00
11/01/2044			86,900.00	86,900.00	
05/01/2045	550,000	4.000%	86,900.00	636,900.00	723,800.00
11/01/2045			75,900.00	75,900.00	
05/01/2046	570,000	4.000%	75,900.00	645,900.00	721,800.00
11/01/2046			64,500.00	64,500.00	
05/01/2047	595,000	4.000%	64,500.00	659,500.00	724,000.00
11/01/2047			52,600.00	52,600.00	
05/01/2048	620,000	4.000%	52,600.00	672,600.00	725,200.00
11/01/2048			40,200.00	40,200.00	
05/01/2049	645,000	4.000%	40,200.00	685,200.00	725,400.00

## BOND DEBT SERVICE

\$12,685,000

North Powerline Road Community Development District  
(Polk County, Florida)

Special Assessment Bonds, Series 2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			27,300.00	27,300.00	
05/01/2050	670,000	4.000%	27,300.00	697,300.00	724,600.00
11/01/2050			13,900.00	13,900.00	
05/01/2051	695,000	4.000%	13,900.00	708,900.00	722,800.00
	12,685,000		9,065,804.53	21,750,804.53	21,750,804.53

\$12,685,000  
North Powerline Road Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
Phase-1 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
12/14/20	Beg Bal	-5,729,977.75	-6,407,314.59
12/17/20		64,165.90	71,728.64
12/17/20		3,237,490.24	3,619,068.42
12/17/20		557,254.93	622,934.30
12/23/20		260,231.80	290,722.82
12/23/20		4,500.00	5,027.26
12/23/20		56,674.29	63,314.74
12/30/20		3,720.00	4,152.86
12/30/20		86,095.07	96,113.09
12/30/20		2,084.20	2,326.72
12/30/20		23,402.00	26,125.06
12/30/20		200,358.95	223,672.71
12/30/20		362,304.73	404,462.49
12/30/20		162,841.50	181,789.73
12/30/20		38,842.00	43,361.65
12/30/20		267,019.41	298,089.78
12/30/20		960.00	1,071.71
12/30/20		57,717.72	64,433.75
12/30/20		86,149.82	96,174.21
12/30/20		20,000.00	22,327.20
01/05/21		-2.12	-2.37
01/12/21		82,585.70	92,080.99
01/12/21		24,123.90	26,897.54
01/12/21		410.00	457.14
01/12/21		44,901.00	50,063.49
01/19/21		3,000.00	3,342.50
01/19/21		36,674.43	40,861.47
01/20/21		235.00	261.80
02/02/21		-3.63	-4.04
02/03/21		8,359.00	9,299.85
02/04/21		3,000.00	3,337.32
02/10/21		3,000.00	3,335.25
02/10/21		2,192.47	2,437.48
02/12/21		26,539.86	29,499.58
02/25/21		1,423.00	1,579.57
02/25/21		572.00	634.93
02/25/21		1,161.75	1,289.57
03/02/21		-3.29	-3.65
03/25/21		-506,540.65	-560,530.96
03/25/21		-9,300.00	-10,291.25
03/25/21		3,000.00	3,319.76
04/02/21		-3.63	-4.01
04/05/21		12,275.29	13,569.62
04/05/21		2,098.25	2,319.49
04/14/21		19,510.00	21,547.10
04/16/21		350.00	386.46
04/16/21		29,141.99	32,178.14
04/16/21		1,800.31	1,987.88



\$12,685,000  
North Powerline Road Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
Phase-1 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
04/16/21		3,000.00	3,312.55
04/16/21		3,000.00	3,312.55
04/16/21		3,000.00	3,312.55
04/16/21		696.75	769.34
04/16/21		141,976.92	156,768.77
04/22/21		3,000.00	3,310.50
04/29/21		3,000.00	3,308.10
05/04/21		-3.53	-3.89
05/17/21		66,950.00	73,688.48
05/17/21		44,915.61	49,436.34
05/17/21		4,036.50	4,442.77
05/17/21		3,000.00	3,301.95
05/17/21		5,765.00	6,345.24
05/24/21		2,038.00	2,241.50
05/24/21		50,248.49	55,265.93
06/02/21		-3.64	-4.00
06/02/21		3,000.00	3,296.83
06/08/21		4,104.00	4,507.26
06/08/21		105,951.35	116,362.22
07/02/21		-3.51	-3.85
08/03/21		-3.63	-3.96
08/10/21		7.27	7.93
09/02/21		-3.65	-3.97
10/04/21		-3.51	-3.81
10/05/21		7.16	7.77
-----			
12/14/23	TOTALS:	11.02	-7,591.66
-----			

ISSUE DATE: 12/14/20 REBATABLE ARBITRAGE: -7,591.66  
COMP DATE: 12/14/23 NET INCOME: 11.02  
BOND YIELD: 3.759179% TAX INV YIELD: 0.006005%

\$12,685,000  
North Powerline Road Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
Phase-2 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
12/14/20	Beg Bal	-5,705,892.42	-6,380,382.15
12/17/20		39,565.85	44,229.17
12/17/20		59,158.75	66,131.34
12/23/20		13,184.79	14,729.63
12/23/20		20,323.25	22,704.50
12/30/20		11,911.66	13,297.70
12/30/20		51,392.99	57,373.08
12/30/20		163,451.76	182,471.00
01/07/21		25,106.00	28,007.04
01/13/21		501.25	558.82
01/14/21		86,997.69	96,980.18
01/19/21		35,992.06	40,101.19
01/20/21		235.00	261.80
01/21/21		-86,997.69	-96,909.97
01/26/21		75,450.38	84,003.53
02/02/21		143,072.79	159,192.86
02/04/21		1,161.75	1,292.38
02/04/21		92,262.00	102,635.96
02/04/21		100,740.96	112,068.29
02/04/21		126,401.44	140,614.04
02/10/21		2,858.16	3,177.56
02/18/21		29,830.14	33,136.22
02/25/21		116.00	128.76
03/04/21		54,093.12	59,988.89
03/04/21		71,178.00	78,935.90
03/04/21		155,805.70	172,787.43
03/04/21		160,133.44	177,586.87
03/25/21		9,300.00	10,291.25
03/25/21		506,540.65	560,530.96
03/30/21		14,381.82	15,906.50
03/30/21		17,326.00	19,162.80
03/30/21		18,258.85	20,194.55
03/30/21		519,940.90	575,061.96
04/05/21		24,255.21	26,812.73
04/06/21		32,907.69	36,373.78
04/16/21		45,850.10	50,626.99
04/20/21		-14,381.82	-15,873.62
04/29/21		2,787.50	3,073.78
05/04/21		397.50	438.10
05/17/21		714,846.67	786,795.56
05/24/21		318.00	349.75
05/24/21		35,079.16	38,581.91
06/10/21		3,000.00	3,294.10
06/10/21		25,149.30	27,614.78
06/10/21		279,941.26	307,384.92
06/10/21		686,698.41	754,017.95
06/25/21		1,702.88	1,866.92
06/29/21		1,175.00	1,287.66

\$12,685,000  
North Powerline Road Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
Phase-2 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
06/29/21		3,000.00	3,287.63
06/29/21		6,382.29	6,994.21
07/16/21		1,900.00	2,078.51
07/16/21		3,000.00	3,281.86
07/16/21		7,122.00	7,791.13
07/16/21		14,287.40	15,629.73
07/16/21		547,304.09	598,724.32
07/20/21		28,506.83	31,172.20
07/23/21		3,000.00	3,279.48
08/06/21		3,000.00	3,275.07
08/10/21		3,834.61	4,184.48
08/10/21		21,684.31	23,662.77
08/10/21		31,643.70	34,530.84
08/10/21		543,093.42	592,644.77
08/16/21		48.00	52.35
08/16/21		47,508.24	51,810.68
08/16/21		81,304.48	88,667.57
11/30/21	de minimis	1.21	1.31
-----			
12/14/23	TOTALS:	130.48	-90,035.77
-----			

ISSUE DATE:	12/14/20	REBATABLE ARBITRAGE:	-90,035.77
COMP DATE:	12/14/23	NET INCOME:	130.48
BOND YIELD:	3.759179%	TAX INV YIELD:	0.005973%

\$12,685,000  
North Powerline Road Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
Reserve Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
12/14/20	Beg Bal	-713,800.00	-798,177.82
01/05/21		2.12	2.37
02/02/21		3.63	4.04
03/02/21		3.29	3.65
04/02/21		3.63	4.01
05/04/21		3.53	3.89
06/02/21		3.64	4.00
07/02/21		3.51	3.85
08/03/21		3.63	3.96
09/02/21		3.65	3.97
10/04/21		3.51	3.81
11/02/21		3.63	3.93
12/02/21		3.53	3.81
12/30/21		0.07	0.08
01/04/22		3.63	3.90
01/07/22		178,826.00	192,196.75
01/07/22		178,074.00	191,388.52
02/02/22		2.17	2.33
03/02/22		1.64	1.75
04/04/22		1.83	1.95
05/03/22		1.76	1.87
06/02/22		89.97	95.26
07/05/22		205.44	216.77
07/06/22		853.12	900.08
08/02/22		357.94	376.63
09/02/22		539.02	565.41
10/04/22		615.75	643.76
11/02/22		806.49	840.74
12/02/22		982.85	1,021.41
01/04/23		1,110.41	1,150.16
02/01/23		114.06	117.81
02/02/23		1,182.31	1,221.09
03/02/23		1,132.87	1,166.41
04/04/23		1,280.58	1,314.13
05/02/23		1,293.16	1,323.20
06/02/23		1,406.81	1,435.03
07/05/23		1,376.95	1,399.79
08/02/23		1,438.66	1,458.44
09/05/23		1,493.76	1,509.14
10/03/23		1,445.62	1,456.28
11/02/23		1,497.67	1,504.19
12/04/23		1,452.75	1,454.25

\$12,685,000  
 North Powerline Road Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2020  
 Reserve Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
12/14/23	Bal	355,932.83	355,932.83
12/14/23	Acc	677.74	677.74
-----			
12/14/23	TOTALS:	20,439.16	-36,754.82
-----			

ISSUE DATE:	12/14/20	REBATABLE ARBITRAGE:	-36,754.82
COMP DATE:	12/14/23	NET INCOME:	20,439.16
BOND YIELD:	3.759179%	TAX INV YIELD:	1.392423%

\$12,685,000  
North Powerline Road Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
Interest Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
12/14/20	Beg Bal	-177,279.43	-198,235.51
05/03/21		177,279.43	195,405.31
05/03/21	de minimis	4.03	4.44
-----			
12/14/23	TOTALS:	4.03	-2,825.76
-----			

ISSUE DATE:	12/14/20	REBATABL ARBITRAGE:	-2,825.76
COMP DATE:	12/14/23	NET INCOME:	4.03
BOND YIELD:	3.759179%	TAX INV YIELD:	0.005888%

\$12,685,000  
 North Powerline Road Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2020  
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
12/14/21		-1,780.00	-1,917.65
12/14/22		-1,830.00	-1,899.44
12/14/23		-1,960.00	-1,960.00
-----			
12/14/23	TOTALS:	-5,570.00	-5,777.09
-----			

ISSUE DATE: 12/14/20      REBATABLE ARBITRAGE: -5,777.09  
 COMP DATE: 12/14/23  
 BOND YIELD: 3.759179%

# SECTION VI



# CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 by and between the North Powerline Road Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2024 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the North Powerline Road Community Development District.
3. The term of this Agreement shall commence on January 1, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 13, 2024**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2024 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

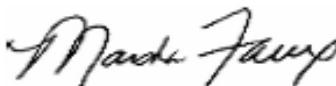
\_\_\_\_\_  
Special District Representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Marsha M. Faux, CFA, ASA  
Polk County Property Appraiser  
By:



\_\_\_\_\_  
Marsha M. Faux, Property Appraiser

# SECTION VII

# SECTION C

# North Powerline Road CDD

## Field Management Report



02/06/2024

Marshall Tindall

Field Services Manager

GMS



# Complete

## Amenity Review

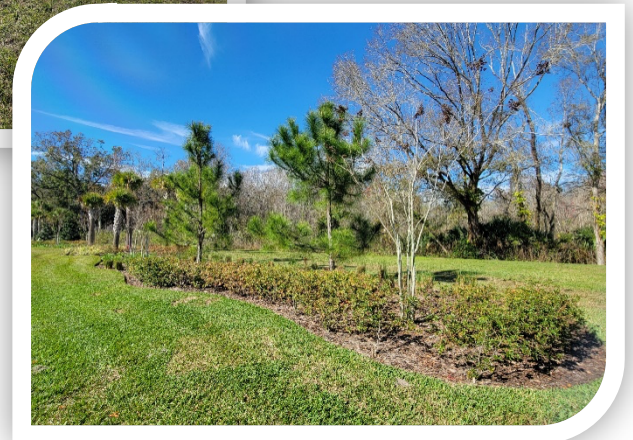
- ✚ Vendors have kept up the facilities clean and well maintained.
- ✚ Restroom door latch was found to be catching and was replaced.
- ✚ Monthly playground review was done. Found and resolved loose handle.
- ✚ Restroom door was sticking and was adjusted.



# Complete

## Landscape Review

- ✚ New annuals were installed.
- ✚ Plant beds are neat and clean.
- ✚ New palm is being monitored at entrance, and appears to be doing well.
- ✚ Minor irrigation repairs were identified throughout and were addressed.

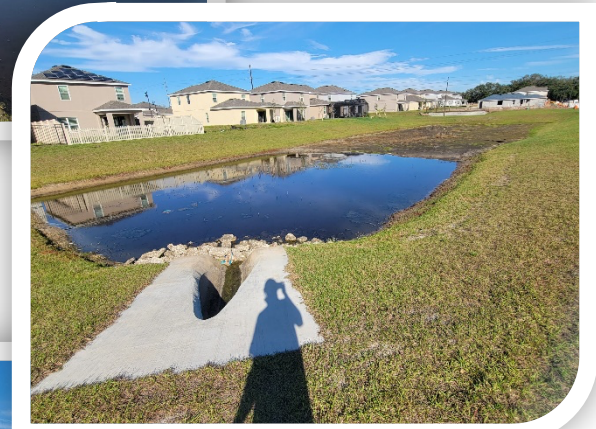




# Complete

## Pond Review

- ✚ Pond levels are still low in places.
- ✚ Some algae blooms have been noted for the pond vendor to focus on.
- ✚ Overall ponds are being well maintained by aquatics vendor.



# Complete

## Site Items

- ✚ Drain and pond elements were reviewed.
- ✚ Added some concrete bags to reinforce along edge of one overflow structure in phase 2.
- ✚ Another grate was found dislodged and untethered. Grate was reinstalled and a support bracket was added.
- ✚ Continued straightening of street signs as needed throughout the phases.





# In Progress

## Hogs

- Review of Hog activity along perimeter of community.
- Activity level as increased. Hogs tend to be active more this time of year.
- Some areas will need to be cleaned up before they can maintenance can continue.
- Heaviest activity is in phase 3.
- Making arrangements for essential maintenance and reviewing other options for additional actions if needed.



# Upcoming

## Deer Run

- ✚ New area construction is moving forward.
- ✚ Entrance sign lettering is up.
- ✚ Landscaping is being installed.
- ✚ Coordinating with landscaper on proposal for new area pending completed landscaping.
- ✚ Identified 1 pond to be added to aquatic schedule.



# Conclusion

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

Respectfully,

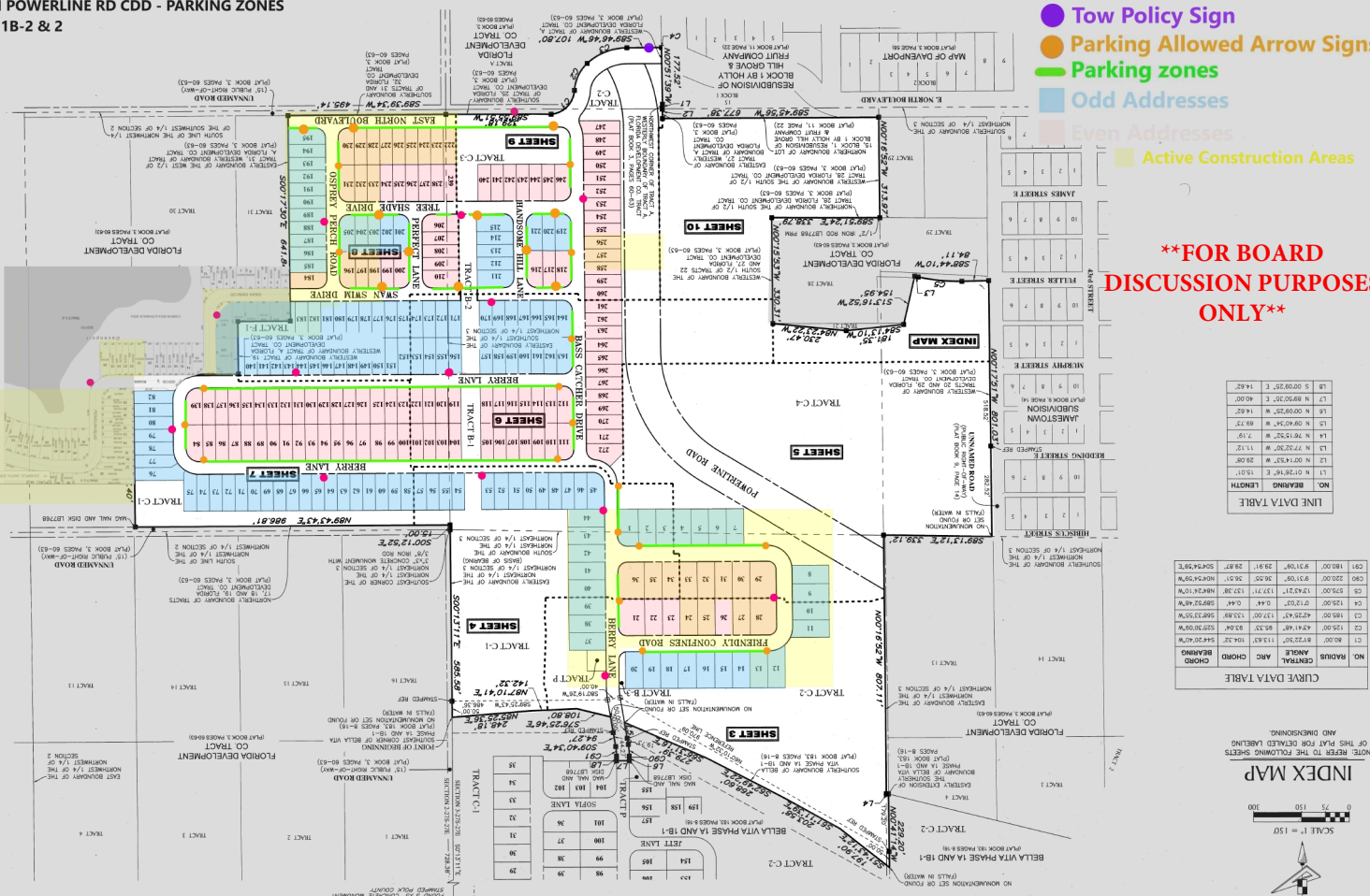
Marshall Tindall

# SECTION 1



**NORTH POWERLINE RD CDD - PARKING ZONES**  
**PHASE 1B-2 & 2**

- **Tow Policy Sign**
- ➔ **Parking Allowed Arrow Signs**
- ➔ **Parking zones**
- **Odd Addresses**
- **Even Addresses**
- **Active Construction Areas**



**\*\*FOR BOARD DISCUSSION PURPOSES ONLY\*\***

**LINE DATA TABLE**

NO.	BEARING	LENGTH	AREA
L1	N 01°38'18" E	130.17	
L2	N 07°43'30" E	202.08	
L3	N 77°28'20" W	111.12	
L4	N 78°22'20" W	111.12	
L5	N 07°43'30" E	69.77	
L6	N 07°02'20" W	146.21	
L7	N 89°52'30" E	40.00	
L8	S 02°02'20" E	146.21	

**CURVE DATA TABLE**

NO.	RADIUS	ANGLE	ARC CHORD	CHORD BEARING
C1	80.00	83.22°30"	114.63	104.22°30"
C2	125.00	43°41'48"	95.33	83.64
C3	198.00	47°20'45"	137.00	133.89
C4	125.00	47°20'45"	137.00	133.89
C5	125.00	174°43'15"	137.00	174.43°15"
C6	125.00	174°43'15"	137.00	174.43°15"
C7	125.00	174°43'15"	137.00	174.43°15"
C8	125.00	174°43'15"	137.00	174.43°15"
C9	125.00	174°43'15"	137.00	174.43°15"
C10	125.00	174°43'15"	137.00	174.43°15"
C11	125.00	174°43'15"	137.00	174.43°15"
C12	125.00	174°43'15"	137.00	174.43°15"
C13	125.00	174°43'15"	137.00	174.43°15"
C14	125.00	174°43'15"	137.00	174.43°15"
C15	125.00	174°43'15"	137.00	174.43°15"
C16	125.00	174°43'15"	137.00	174.43°15"
C17	125.00	174°43'15"	137.00	174.43°15"
C18	125.00	174°43'15"	137.00	174.43°15"
C19	125.00	174°43'15"	137.00	174.43°15"
C20	125.00	174°43'15"	137.00	174.43°15"
C21	125.00	174°43'15"	137.00	174.43°15"
C22	125.00	174°43'15"	137.00	174.43°15"
C23	125.00	174°43'15"	137.00	174.43°15"
C24	125.00	174°43'15"	137.00	174.43°15"
C25	125.00	174°43'15"	137.00	174.43°15"
C26	125.00	174°43'15"	137.00	174.43°15"
C27	125.00	174°43'15"	137.00	174.43°15"
C28	125.00	174°43'15"	137.00	174.43°15"
C29	125.00	174°43'15"	137.00	174.43°15"
C30	125.00	174°43'15"	137.00	174.43°15"
C31	125.00	174°43'15"	137.00	174.43°15"
C32	125.00	174°43'15"	137.00	174.43°15"
C33	125.00	174°43'15"	137.00	174.43°15"
C34	125.00	174°43'15"	137.00	174.43°15"
C35	125.00	174°43'15"	137.00	174.43°15"
C36	125.00	174°43'15"	137.00	174.43°15"
C37	125.00	174°43'15"	137.00	174.43°15"
C38	125.00	174°43'15"	137.00	174.43°15"
C39	125.00	174°43'15"	137.00	174.43°15"
C40	125.00	174°43'15"	137.00	174.43°15"
C41	125.00	174°43'15"	137.00	174.43°15"
C42	125.00	174°43'15"	137.00	174.43°15"
C43	125.00	174°43'15"	137.00	174.43°15"
C44	125.00	174°43'15"	137.00	174.43°15"
C45	125.00	174°43'15"	137.00	174.43°15"
C46	125.00	174°43'15"	137.00	174.43°15"
C47	125.00	174°43'15"	137.00	174.43°15"
C48	125.00	174°43'15"	137.00	174.43°15"
C49	125.00	174°43'15"	137.00	174.43°15"
C50	125.00	174°43'15"	137.00	174.43°15"



INDEX MAP REFER TO THE DETAILING LABELS OF THIS PLAN FOR DIMENSIONS AND ORIENTATION.

# Proposal #310



## Governmental Management Services

Maintenance  
Services

<b>Bill To/District:</b> North Powerline Road CDD	<b>Prepared By:</b> Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801
<b>Job name and Description</b>	
<b><u>North Powerline Road CDD – Custom Parking Plan Signs (part 2)</u></b>	
<ul style="list-style-type: none"> <li>- Proposal is for delivery and installation of the following:</li> <li>- Qty_29 Parking Allowed arrow signs.</li> <li>- Relocate Qty_1 Tow Policy sign from Bridge to rear entrance.</li> </ul>	

Qty	Description	Unit Price	Line Total
	Labor		\$1,520.00
	Mobilization		\$130.00
	Equipment		\$150.00
	Materials		\$3,268.29
Total Due:			\$5,068.29



# SECTION D



# SECTION 1

# North Powerline Road Community Development District

## Summary of Check Register

December 23, 2023 to January 29, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	1/5/24	622-627	\$ 1,003,821.63
	1/19/24	628-638	\$ 22,729.38
	1/26/24	639-641	\$ 1,182.00
			\$ 1,027,733.01
Capital Projects Fund			
	1/4/24	126-127	\$ 38,876.00
	1/8/24	128-129	\$ 257,024.30
	1/12/24	130	\$ 50,400.00
			\$ 346,300.30
<b>Total Amount</b>			<b>\$ 1,374,033.31</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/05/24	00051	12/20/23	11361	202312	330	57200	48200		MONTHLY CLEANING - DEC 23	*	550.00		
									CSS CLEAN STAR SERVICES CENTRAL FL			550.00	000622
1/05/24	00006	11/30/23	125	202311	320	53800	48000		CLEAN COLUMNS/FIX SIGNS	*	380.00		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			380.00	000623
1/05/24	00053	12/21/23	56169589	202312	330	57200	48100		PEST CONTROL - DEC 23	*	40.00		
									MASSEY SERVICES INC.			40.00	000624
1/05/24	00044	1/02/24	01022024	202401	300	20700	10200		FY23 DEBT SERVICE S2020	*	1,765.95		
		1/02/24	01022024	202401	300	20700	10200		FY24 DEBT SERVICE S2020	*	563,065.00		
		1/02/24	01022024	202401	300	20700	10200		FY24 DEBT SERVICE S2022	*	427,284.16		
									NORTH POWERLINE ROAD CDD C/O USBANK			992,115.11	000625
1/05/24	00034	12/01/23	10930	202312	320	53800	46200		LANDSCAPE MAINT - DEC 23	*	3,820.42		
		12/12/23	11108	202312	320	53800	47300		IRRIGATION REPAIRS	*	184.85		
		12/13/23	11112	202312	320	53800	46300		REPLACE SABAL PALM	*	606.25		
									PRINCE & SONS INC.			4,611.52	000626
1/05/24	00050	12/18/23	21343	202312	330	57200	49000		NEW DANFOSS DRIVE	*	4,625.00		
		1/01/24	21410	202401	330	57200	48500		POOL MAINTENANCE - JAN 24	*	1,500.00		
									RESORT POOL SERVICES DBA			6,125.00	000627
1/19/24	00049	1/01/24	INV-0141	202401	320	53800	47000		LAKE MAINTENANCE - JAN 24	*	918.00		
									AQUAGENIX			918.00	000628
1/19/24	00057	1/09/24	DA010920	202401	310	51300	11000		SUPERVISOR FEES 01/09/24	*	200.00		
									DANIEL ARNETTE			200.00	000629
1/19/24	00058	1/09/24	EC010920	202401	310	51300	11000		SUPERVISOR FEES 01/09/24	*	200.00		
									EMILY J CASSIDY			200.00	000630

NPRC NORTH POWER LI AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/19/24	00006	1/01/24	126	202401	310-51300-34000		MANAGEMENT FEES - JAN 24	*	3,333.33		
		1/01/24	127	202401	320-53800-34000		FIELD MANAGEMENT - JAN 24	*	1,378.17		
										4,711.50	000631
1/19/24	00065	1/03/24	01032024	202401	310-51300-42000		2023 TAX NOTICE MAILING	*	332.98		
										332.98	000632
1/19/24	00008	1/09/24	KC010920	202401	310-51300-11000		SUPERVISOR FEES 01/09/24	*	200.00		
										200.00	000633
1/19/24	00032	12/15/23	8209	202311	310-51300-31500		GENERAL COUNSEL - NOV 23	*	1,558.68		
										1,558.68	000634
1/19/24	00034	1/01/24	11174	202401	320-53800-46200		LANDSCAPE MAINT - JAN 24	*	3,820.42		
		1/05/24	11316	202401	320-53800-47300		IRRIGATION REPAIRS	*	213.70		
										4,034.12	000635
1/19/24	00050	12/27/23	21367	202312	330-57200-48500		NEW TORO VALVE/RESERVOIR	*	220.00		
		1/10/24	21628	202401	330-57200-48500		POOL MAINT SHRTFALL OCT23	*	1,275.00		
		1/10/24	21628	202401	330-57200-48500		POOL MAINT SHRTFALL NOV23	*	1,275.00		
		1/10/24	21628	202401	330-57200-48500		POOL MAINT SHRTFALL DEC23	*	1,275.00		
		1/10/24	21628	202401	330-57200-48500		POOL MAINT SHRTFALL JAN24	*	1,275.00		
		1/16/24	21653	202401	330-57200-48500		REPLACE 1 PSI GAUGE	*	45.00		
										5,365.00	000636
1/19/24	00059	12/31/23	11567771	202312	330-57200-34500		SECURITY SERVICES DEC23	*	2,818.40		
										2,818.40	000637
1/19/24	00054	1/11/24	02012024	202401	300-15500-10000		PLAYGRND/FUR LEASE JAN24	*	2,390.70		
										2,390.70	000638

NPRC NORTH POWER LI AGUZMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/26/24	00060	1/08/24 107211	202401 330-57200-48000	ELECTRIC STRIKE CURRENT DEMANDS ELECTRICAL	*	388.00	388.00 000639
1/26/24	00032	1/15/24 8415	202312 310-51300-31500	GENERAL COUNSEL - DEC 23 KILINSKI / VAN WYK, PLLC	*	754.00	754.00 000640
1/26/24	00053	1/18/24 56671424	202401 330-57200-48100	PEST CONTROL - JAN 24 MASSEY SERVICES INC.	*	40.00	40.00 000641
TOTAL FOR BANK A						1,027,733.01	
TOTAL FOR REGISTER						1,027,733.01	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/04/24	00035	11/19/23 7933 031 PH1	202401 600-53800-60000 FR#18	KILINSKI VAN WYK PLLC	*	276.00	276.00 000126
1/04/24	00012	11/16/23 11347 032 PH4	202401 600-20700-10100 FR#23	STEWART & ASSOCIATES PROPERTY SVCS	*	38,600.00	38,600.00 000127
1/08/24	00002	11/30/23 021909 032 PH3	202401 600-20700-10100 FR#29	ABSOLUTE ENGINEERING INC	*	970.89	970.89 000128
1/08/24	00023	8/31/23 PAYREQ#1 032 PH3	202401 600-20700-10100 FR#29	THE KEARNEY COMPANIES, LLC	*	256,053.41	256,053.41 000129
1/12/24	00004	12/05/23 FES15277 032 PH3	202401 600-20700-10100 FR#30	FAULKNER ENGINEERING SERVICES INC	*	50,400.00	50,400.00 000130
TOTAL FOR BANK B						346,300.30	
TOTAL FOR REGISTER						346,300.30	

# SECTION 2

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

***Unaudited Financial Reporting***  
***December 31, 2023***





# Table of Contents

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

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

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Capital Funds</i>	<i>Total Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 1,725,605	\$ -	\$ -	\$ 1,725,605
Capital Projects Account	\$ -	\$ -	\$ 760	\$ 760
<b>Investments:</b>				
Capital Reserve - Money Market	\$ -	\$ -	\$ 75,108	\$ 75,108
<b>Series 2020</b>				
Reserve	\$ -	\$ 355,933	\$ -	\$ 355,933
Revenue	\$ -	\$ 44,855	\$ -	\$ 44,855
Prepayment	\$ -	\$ 283	\$ -	\$ 283
Construction - Phase 1	\$ -	\$ -	\$ 31	\$ 31
Construction - Phase 2	\$ -	\$ -	\$ 405	\$ 405
<b>Series 2022</b>				
Reserve	\$ -	\$ 538,156	\$ -	\$ 538,156
Revenue	\$ -	\$ 77,487	\$ -	\$ 77,487
Construction - Phase 3	\$ -	\$ -	\$ 134	\$ 134
Construction - Phase 4	\$ -	\$ -	\$ 902	\$ 902
Due from Developer	\$ -	\$ -	\$ 295,900	\$ 295,900
Due from General Fund	\$ -	\$ 992,115	\$ -	\$ 992,115
Prepaid Expenses	\$ 2,391	\$ -	\$ -	\$ 2,391
<b>Total Assets</b>	<b>\$ 1,727,996</b>	<b>\$ 2,008,829</b>	<b>\$ 373,241</b>	<b>\$ 4,110,065</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 15,558	\$ -	\$ -	\$ 15,558
Contracts Payable	\$ -	\$ -	\$ 295,624	\$ 295,624
Due to Debt Service	\$ 992,115	\$ -	\$ -	\$ 992,115
Retainage Payable	\$ -	\$ -	\$ 256,053	\$ 256,053
<b>Total Liabilities</b>	<b>\$ 1,007,673</b>	<b>\$ -</b>	<b>\$ 551,678</b>	<b>\$ 1,559,350</b>
<b>Fund Balance:</b>				
<b>Nonspendable:</b>				
Prepaid Items	\$ 2,391	\$ -	\$ -	\$ 2,391
<b>Restricted for:</b>				
Debt Service - Series 2020	\$ -	\$ 965,901	\$ -	\$ 965,901
Debt Service - Series 2022	\$ -	\$ 1,042,927	\$ -	\$ 1,042,927
Capital Projects - Series 2020	\$ -	\$ -	\$ 1,472	\$ 1,472
Capital Projects - Series 2022	\$ -	\$ -	\$ (255,017)	\$ (255,017)
<b>Assigned for:</b>				
Capital Reserves	\$ -	\$ -	\$ 75,108	\$ 75,108
Unassigned	\$ 717,932	\$ -	\$ -	\$ 717,932
<b>Total Fund Balances</b>	<b>\$ 720,323</b>	<b>\$ 2,008,829</b>	<b>\$ (178,437)</b>	<b>\$ 2,550,715</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,727,996</b>	<b>\$ 2,008,829</b>	<b>\$ 373,241</b>	<b>\$ 4,110,065</b>

# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 632,269	\$ 499,645	\$ 499,645	\$ -
Assessments - Direct Bill	\$ 105,677	\$ 52,838	\$ 52,838	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 3,796	\$ 3,796
Interest	\$ -	\$ -	\$ 11	\$ 11
<b>Total Revenues</b>	<b>\$ 737,946</b>	<b>\$ 552,483</b>	<b>\$ 556,290</b>	<b>\$ 3,807</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,000	\$ 2,000
Engineering	\$ 20,000	\$ 5,000	\$ 340	\$ 4,660
Attorney	\$ 30,000	\$ 7,500	\$ 3,373	\$ 4,127
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 1,750	\$ 2,000	\$ (250)
Trustee Fees	\$ 12,500	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 10,000	\$ 10,000	\$ -
Information Technology	\$ 1,890	\$ 473	\$ 473	\$ -
Website Maintenance	\$ 1,260	\$ 315	\$ 315	\$ -
Postage & Delivery	\$ 1,000	\$ 250	\$ 80	\$ 170
Insurance	\$ 7,687	\$ 7,687	\$ 6,371	\$ 1,316
Printing & Binding	\$ 1,000	\$ 250	\$ 62	\$ 188
Legal Advertising	\$ 10,000	\$ 2,500	\$ 8,240	\$ (5,740)
Other Current Charges	\$ 5,000	\$ 1,250	\$ 118	\$ 1,132
Office Supplies	\$ 625	\$ 156	\$ 8	\$ 148
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 163,487</b>	<b>\$ 46,805</b>	<b>\$ 39,053</b>	<b>\$ 7,752</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 20,000	\$ 20,000	\$ 19,777	\$ 223
Field Management	\$ 16,538	\$ 4,134	\$ 4,135	\$ -
Landscape Maintenance	\$ 100,000	\$ 25,000	\$ 16,621	\$ 8,379
Landscape Replacement	\$ 25,000	\$ 6,250	\$ 4,066	\$ 2,184
Lake Maintenance	\$ 21,600	\$ 5,400	\$ 2,754	\$ 2,646
Fountain Maintenance	\$ 1,800	\$ 450	\$ 150	\$ 300
Streetlights	\$ 75,000	\$ 18,750	\$ 22,051	\$ (3,301)
Electric	\$ 7,500	\$ 1,875	\$ 1,998	\$ (123)
Water & Sewer	\$ 2,400	\$ 600	\$ 51	\$ 549
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 625	\$ -	\$ 625
Irrigation Repairs	\$ 5,000	\$ 1,250	\$ 958	\$ 292
General Repairs & Maintenance	\$ 15,000	\$ 3,750	\$ 1,170	\$ 2,580
Contingency	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
<b>Subtotal Field Expenditures</b>	<b>\$ 299,838</b>	<b>\$ 89,959</b>	<b>\$ 73,731</b>	<b>\$ 16,229</b>

# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 16,800	\$ 4,200	\$ 5,495	\$ (1,295)
Amenity - Water	\$ 4,000	\$ 1,000	\$ 760	\$ 240
Playground Lease	\$ 53,688	\$ 13,422	\$ 7,172	\$ 6,250
Internet	\$ 2,000	\$ 500	\$ 322	\$ 178
Pest Control	\$ 630	\$ 158	\$ 120	\$ 38
Janitorial Services	\$ 10,800	\$ 2,700	\$ 1,650	\$ 1,050
Security Services	\$ 34,000	\$ 8,500	\$ 8,028	\$ 472
Pool Maintenance	\$ 36,000	\$ 9,000	\$ 4,720	\$ 4,280
Amenity Access Management	\$ 5,250	\$ 1,313	\$ 1,313	\$ -
Amenity Repairs & Maintenance	\$ 15,000	\$ 3,750	\$ 1,582	\$ 2,168
Contingency	\$ 7,500	\$ 1,875	\$ 4,625	\$ (2,750)
<b>Subtotal Amenity Expenditures</b>	<b>\$ 185,668</b>	<b>\$ 46,417</b>	<b>\$ 35,786</b>	<b>\$ 10,631</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 485,506</b>	<b>\$ 136,376</b>	<b>\$ 109,517</b>	<b>\$ 26,859</b>
<b>Total Expenditures</b>	<b>\$ 648,993</b>	<b>\$ 183,182</b>	<b>\$ 148,570</b>	<b>\$ 34,612</b>
<b><i>Other Financing Uses</i></b>				
Transfer Out	\$ 88,953	\$ -	\$ -	\$ -
<b>Total Other Financing Uses</b>	<b>\$ 88,953</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures &amp; Other Financing Uses</b>	<b>\$ 737,946</b>	<b>\$ 183,182</b>	<b>\$ 148,570</b>	<b>\$ 34,612</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 407,720</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 312,604</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 720,323</b>	

# North Powerline Road

## Community Development District

### Capital Reserve Fund

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

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 908	\$ 908
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 908</b>	<b>\$ 908</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 908</b>	
<b>Other Financing Sources</b>				
Transfer In	\$ 88,953	\$ -	\$ -	\$ -
<b>Total Other Financing Sources</b>	<b>\$ 88,953</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 88,953</b>		<b>\$ 908</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 74,200</b>		<b>\$ 74,200</b>	
<b>Fund Balance - Ending</b>	<b>\$ 163,153</b>		<b>\$ 75,108</b>	

# North Powerline Road

## Community Development District

### Debt Service Fund Series 2020

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

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 712,525	\$ 563,065	\$ 563,065	\$ -
Interest	\$ -	\$ -	\$ 6,758	\$ 6,758
<b>Total Revenues</b>	<b>\$ 712,525</b>	<b>\$ 563,065</b>	<b>\$ 569,823</b>	<b>\$ 6,758</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 225,803	\$ 225,803	\$ 225,803	\$ -
Principal - 5/1	\$ 260,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 225,803	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 711,606</b>	<b>\$ 225,803</b>	<b>\$ 225,803</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 918</b>		<b>\$ 344,020</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 258,989</b>		<b>\$ 621,882</b>	
<b>Fund Balance - Ending</b>	<b>\$ 259,907</b>		<b>\$ 965,901</b>	

# North Powerline Road

## Community Development District

### Debt Service Fund Series 2022

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

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 649,797	\$ 427,284	\$ 427,284	\$ -
Interest	\$ -	\$ -	\$ 22,735	\$ 22,735
<b>Total Revenues</b>	<b>\$ 649,797</b>	<b>\$ 427,284</b>	<b>\$ 450,019</b>	<b>\$ 22,735</b>
<b>Expenditures:</b>				
Special Call - 11/1	\$ -	\$ -	\$ 1,605,000	\$ (1,605,000)
Interest - 11/1	\$ 256,966	\$ 256,966	\$ 256,966	\$ -
Principal - 5/1	\$ 135,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 256,966	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 648,931</b>	<b>\$ 256,966</b>	<b>\$ 1,861,966</b>	<b>\$ (1,605,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 866</b>		<b>\$ (1,411,946)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 390,410</b>		<b>\$ 2,454,874</b>	
<b>Fund Balance - Ending</b>	<b>\$ 391,276</b>		<b>\$ 1,042,927</b>	

# North Powerline Road

## Community Development District

### Capital Projects Fund Series 2020

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

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 212	\$ 212
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 488</b>	<b>\$ 488</b>
<b>Expenditures:</b>				
Admin Contingency	\$ -	\$ -	\$ 115	\$ (115)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 115</b>	<b>\$ (115)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 373</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,100</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,472</b>	



# North Powerline Road

## Community Development District

### Capital Projects Fund Series 2022

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

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 416,416	\$ 416,416
Interest	\$ -	\$ -	\$ 21	\$ 21
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 416,437</b>	<b>\$ 416,437</b>
<b>Expenditures:</b>				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 290,593	\$ (290,593)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 126,212	\$ (126,212)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 416,805</b>	<b>\$ (416,805)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (368)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (254,650)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (255,017)</b>	





# North Powerline Road

## Community Development District

### Long Term Debt Report

<b>Series 2020, Special Assessment Revenue Bonds</b>		
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$355,933	
Reserve Fund Balance	\$355,933	
Bonds Outstanding - 12/14/20		\$12,685,000
Less: Principal Payment - 05/01/22		(\$250,000)
Less: Special Call - 05/01/22		(\$20,000)
Less: Special Call - 11/01/22		(\$5,000)
Less: Principal Payment - 05/01/23		(\$255,000)
<b>Current Bonds Outstanding</b>		<b>\$12,155,000</b>

<b>Series 2022, Special Assessment Revenue Bonds</b>		
Maturity Date:	5/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$538,156	
Reserve Fund Balance	\$538,156	
Bonds Outstanding - 06/09/22		\$11,000,000
Less: Principal Payment - 05/01/23		(\$150,000)
Less: Special Call - 08/01/23		(\$1,560,000)
Less: Special Call - 11/01/23		(\$1,605,000)
<b>Current Bonds Outstanding</b>		<b>\$7,685,000</b>

**North Powerline Road**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

Gross Assessments	\$ 679,860.20	\$ 766,155.52	\$ 581,400.22	\$ 2,027,415.94
Net Assessments	\$ 632,269.99	\$ 712,524.63	\$ 540,702.20	\$ 1,885,496.82

**ON ROLL ASSESSMENTS**

33.53%      37.79%      28.68%      100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	Series 2020 Debt Service	Series 2022 Debt Service	Total
10/19/23	1% Fee	(\$20,274.16)	\$0.00	\$0.00	\$0.00	(\$20,274.16)	(\$6,798.60)	(\$7,661.56)	(\$5,814.00)	(\$20,274.16)
10/30/23	Interest	\$0.00	\$0.00	\$0.00	\$23.22	\$23.22	\$7.79	\$8.77	\$6.66	\$23.22
11/10/23	10/13/23 - 10/14/23	\$423.84	(\$22.25)	(\$8.03)	\$0.00	\$393.56	\$131.97	\$148.73	\$112.86	\$393.56
11/14/23	10/01/23 - 10/31/23	\$4,126.58	(\$165.07)	(\$79.23)	\$0.00	\$3,882.28	\$1,301.86	\$1,467.10	\$1,113.32	\$3,882.28
11/17/23	11/01/23 - 11/05/23	\$10,264.37	(\$410.58)	(\$197.08)	\$0.00	\$9,656.71	\$3,238.21	\$3,649.25	\$2,769.25	\$9,656.71
11/24/23	11/06/23 - 11/12/23	\$20,424.58	(\$816.99)	(\$392.15)	\$0.00	\$19,215.44	\$6,443.58	\$7,261.47	\$5,510.39	\$19,215.44
12/08/23	11/13/23 - 11/22/23	\$122,066.50	(\$4,882.65)	(\$2,343.68)	\$0.00	\$114,840.17	\$38,509.74	\$43,397.82	\$32,932.61	\$114,840.17
12/21/23	11/23/23 - 11/30/23	\$1,027,665.56	(\$41,107.16)	(\$19,731.17)	\$0.00	\$966,827.23	\$324,209.43	\$365,361.64	\$277,256.16	\$966,827.23
12/29/23	12/01/23 - 12/15/23	\$420,313.93	(\$16,814.61)	(\$8,069.99)	\$0.00	\$395,429.33	\$132,600.64	\$149,431.78	\$113,396.91	\$395,429.33
TOTAL		\$ 1,585,011.20	\$ (64,219.31)	\$ (30,821.33)	\$ 23.22	\$ 1,489,993.78	\$ 499,644.62	\$ 563,065.00	\$ 427,284.16	\$ 1,489,993.78

79%	<b>Net Percent Collected</b>
\$ 395,503.04	<b>Balance Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

2024-01					
Cassidy Holdings LLC					
			<b>Net Assessments</b>	<b>\$105,676.77</b>	<b>\$105,676.77</b>
Date	Due	Check	Amount	Operations &	
Received	Date	Number	Net Assessed	Received	Maintenance
12/18/23	10/1/23	2011	\$52,838.39	\$52,838.39	\$52,838.39
	2/1/24		\$26,419.19	\$0.00	\$0.00
	5/1/24		\$26,419.19	\$0.00	\$0.00
			<b>\$105,676.77</b>	<b>\$52,838.39</b>	<b>\$52,838.39</b>