

*North Powerline Road  
Community Development District*

*Meeting Agenda*

*April 2, 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

March 26, 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, April 2, 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 February 6, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-04 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 6, 2024) and Setting the Public Hearing to Adopt the Fiscal Year 2024/2025 Budget (*resolution and budget to be provided under separate cover*)
5. Consideration of Resolution 2024-05 General Election Resolution and Announcement of Qualifying Period
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal for Landscape Maintenance Services for Phase 4 from Prince & Sons
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. 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, **February 6, 2024** at 10:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk <i>by Zoom</i>	Vice Chairperson
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 Manger, GMS

*The following is a summary of the discussions and actions taken at the February 6, 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 and joining via Zoom is Lauren Schwenk.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns opened the public comment period on any of the agenda items. She noted no members of the public were present and no members of the public joining via Zoom.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 9,  
2024 Board of Supervisors Meeting**

Ms. Burns presented the January 9, 2024 minutes and asked for any questions, comments or corrections. Hearing no changes, she asked for a motion of approval.

On MOTION by Mr. Arnette, seconded by Ms. Cassidy with all in favor, the Minutes of the January 9, 2024 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03  
Setting a Public Hearing on the Adoption  
of Easement Variance Rules for the  
District**

Ms. Burns noted that this resolution will be tabled and added to the next agenda.

**FIFTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate Report  
for Series 2020 Bonds from AMTEC**

Ms. Burns stated under internal revenue code the District has to demonstrate they do not earn more interest on the bonds than they pay. On page 4 of the report there is a negative arbitrage amount listed.

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

**SIXTH ORDER OF BUSINESS**

**Consideration of 2024 Non-Ad Valorem  
Contract Agreement with Polk County  
Property Appraiser**

Ms. Burns stated this is the required annual agreement that the District needs to enter into in order to collect assessments on roll.

On MOTION by Mr. Chinoy, seconded by Ms. Cassidy, with all in favor, the 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry had nothing to report.

**B. Engineer**

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

**C. Field Manager's Report**

Mr. Tindall noted the pool area is well kept. The restroom door latched was replaced and door adjusted. The loose handles on the playground were resolved. Plan for a one-time cleaning of the pool furniture and double check pressure washing before spring break. The new annuals were installed. The palm at the entrance is being monitored. Minor irrigation repairs were identified and addressed. The ponds overall look good. There is some algae and ponds are still a little low seasonally. 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. Hog activity has increased with the heaviest in phase 3, perimeter of Phase 2 and a little bit of Phase 1. Some areas will need to be cleaned up before maintenance can continue. He noted they have had success in the past with hog trapping. He noted the lowest bid that he had was \$1,650 per month plus a \$365 charge for set up and removal of the equipment. Deer Run construction is moving forward. Landscaping is being installed. One pond needs to be added to aquatic schedule.

On MOTION by Mr. Arnette, seconded by Mr. Chinoy, with all in favor, Authorize One Month of Hog Trapping, was approved.

**D. District Manager's Report**

Ms. Burns asked the Board if they wanted additional security patrols at the pool during Spring Break from 12:00-8:00 p.m. The total cost would be \$1,138 to pick up Monday through Friday.

**i. Approval of Check Register**

Ms. Burns presented the check register for review. She noted if there are any questions on the invoices, she would be happy to answer otherwise looking for a motion to approve.

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

**ii. Balance Sheet & Income Statement**

Ms. Burns presented the financials through December for the Boards review. There was no action necessary from the Board.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

Ms. Burns noted complaints from residents in Phase 2 about no parking policies in that area and only in Phase 1. She noted they usually wait until home construction is complete in those areas before implementing the parking and towing policy. Marshall did a review to show a proposed plan and highlighted the homes still under construction. There is still a decent amount of construction in a lot of those areas. She noted they can push it one more month, they will add parking to the next meeting agenda.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

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

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

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



# SECTION IV

*Item will be  
provided under  
separate cover.*

# SECTION V

**RESOLUTION 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(c), FLORIDA STATUTES AND INSTRUCTING THE POLK COUNTY SUPERVISOR OF ELECTIONS TO BEGIN CONDUCTING THE DISTRICT’S GENERAL ELECTION.**

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

**WHEREAS**, the Board of Supervisors of North Powerline Road Community Development District (hereinafter the “**Board**”) seeks to implement Section 190.006(3)(A)(2)(c), *Florida Statutes*, and to instruct the Supervisor of Elections for Polk County, Florida (the “**Supervisor**”), to conduct the District’s General Election.

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

**1. GENERAL ELECTION SEATS.** Seat 4 and Seat 5 with terms expiring in November 2024 are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year. The remaining seat with a term expiring in November 2024 shall be filled by an election of the landowners in accordance with Section 190.006, *Florida Statutes*, which process shall be addressed by subsequent resolution.

**2. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

**3. COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

**4. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

**5. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election in November 2024, and for each

subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**6. PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

**7. 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.

**8. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 2nd day of April 2024.

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT  
DISTRICT**

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CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

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SECRETARY/ASSISTANT SECRETARY

**EXHIBIT A**  
**FORM OF NOTICE OF QUALIFYING PERIOD**

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the North Powerline Road Community Development District (“District”) will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 70 Florida Citrus Blvd., Winter Haven, Florida 33880, Ph: (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The North Powerline Road Community Development District has two seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.

Publish on or before May 27, 2024

# SECTION VI

# SECTION C



# North Powerline Road CDD

## Field Management Report



04/02/2024

Marshall Tindall

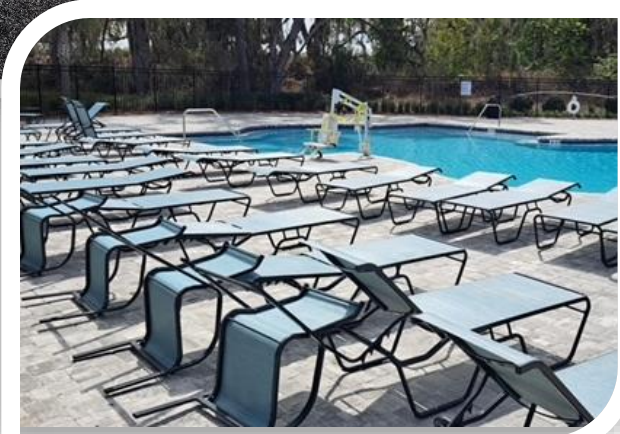
Field Services Manager

GMS

# Complete

## Amenity Review

- ✚ Vendors have kept up the facilities clean and well maintained.
- ✚ Monthly playground review was done. No issues noted at this time.
- ✚ Spring furniture cleaning was completed.
- ✚ Season pool servicing frequency has improved pool through the oak bloom season.



# Complete

## Landscape Review

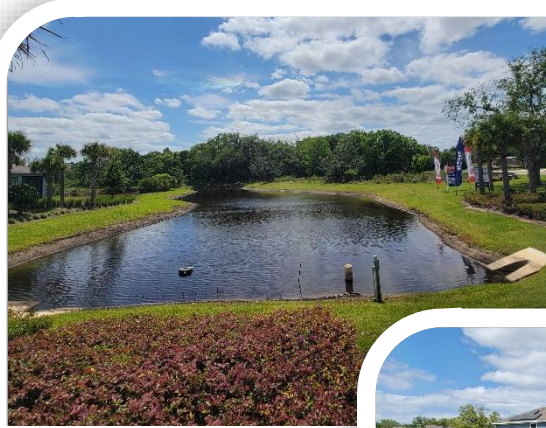
- ✚ New annuals were installed.
- ✚ Plant beds are neat and clean.
- ✚ New palm is being monitored at entrance, and appears to be doing well.
- ✚ Dead tree was removed in phase 1.



# Complete

## Pond Review

- ✚ Pond levels are still low in places.
- ✚ Phase 4 retention pond added to scope at no cost.
- ✚ Minor items noted for repair: Some loose skimmer bolts and some mitered end cracks.



# In Progress

## Hogs

- ✚ Hog trapper set trap and maintained for approved month.
- ✚ Some difficulties with feed and other wildlife.
- ✚ Overall hog activity as judged by perimeter reviews seems to have gone down.



# Upcoming

## Deer Run

- ✚ New area construction is progressing quickly.
- ✚ Initial conveyance review was coordinated. Area was still incomplete.
- ✚ Forecasting follow up review in mid April.
- ✚ Initial vendor proposal prepared for phase 6.



# 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 Road CDD Landscape Fee Summary

Contractor: Prince and Sons, Inc.

Address: 200 south F St.

Haines City, FL 33844

Phone: 863-422-5207

Fax:

Contact: Lucas Martin

Email: [lmartin@princeandsonsincc.com](mailto:lmartin@princeandsonsincc.com)

Property: North Powerline Road CDD

Address: 219 E. Livingston St.

Orlando,

Florida,

32801

Phone: 786-238-9473

Contact: Marshall Tindall

Email: [mtindall@gmscf.com](mailto:mtindall@gmscf.com)

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>ESSENTIAL SERVICES A-D</b> (Component A) - <b>Mowing/Detailing</b>	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	\$57,600
<b>TURF CARE</b> (Component B) Bahia/St Augustine/Zoysia		230		230		230		230		230		230	\$1,380
<b>TREE/SHRUB CARE</b> (Component C) Tree/Shrub Fert			350			350			350			350	\$1,400
<b>IRRIGATION MAINT.</b> (Component D)	450	450	450	450	450	450	450	450	450	450	450	450	\$5,400
<b>ANNUAL CHANGES - None at this time</b> (Component E.1) <i>Per Annual Pricing \$2.50</i>	500 <i>Count:200</i>			500 <i>Count:200</i>			500 <i>Count:200</i>			500 <i>Count:200</i>			\$2,000
<b>BED DRESSING - Estimate mulch yds</b> (Component E.2) <i>Per Yard Pricing: \$55</i>					5,500 <i>Mulch Yds: 100</i>						2,750 <i>Mulch Yds 50</i>		\$8,250
<b>PALM TRIMMING</b> (Component E.3) <i>Per Palm Price: \$45</i> <i>Palm counts:</i>						1,800						450	\$2,250
<b>TOTAL FEE PER MONTH:</b>	\$5,750	\$5,480	\$5,600	\$5,980	\$10,750	\$7,630	\$5,750	\$5,480	\$5,600	\$5,980	\$8,000	\$6,280	\$78,280

<b>Fiat Fee Schedule</b>	\$6,523	\$6,523	\$6,523	\$6,523	\$6,523	\$6,523	\$6,523	\$6,523	\$6,523	\$6,523	\$6,523	\$6,523	\$78,280
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<b>Essential Services</b> Mowing/Detailing/Irrigation/Fert and Pest	\$65,780
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<b>Extra Services</b> Annual Changes, Palm Pruning, Mulch	\$12,500
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<b>TOTAL</b>	\$78,280.00
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# SECTION D

# SECTION 1

# North Powerline Road Community Development District

## Summary of Check Register

February 1, 2024 to March 22, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	2/2/24	642	\$ 450.00
	2/9/24	643-653	\$ 15,546.88
	2/16/24	654-655	\$ 10,093.35
	2/27/24	656-660	\$ 75,036.92
	3/4/24	661	\$ 2,750.00
	3/11/24	662-668	\$ 16,688.14
	3/22/24	669-672	\$ 14,726.48
			\$ 135,291.77
Capital Projects Fund			
	2/2/24	131-132	\$ 12,971.75
	2/13/24	133-135	\$ 47,414.00
	2/27/24	136-137	\$ 148,187.50
	3/7/24	138	\$ 577.14
			\$ 209,150.39
<b>Total Amount</b>			<b>\$ 344,442.16</b>

\*\*\* CHECK DATES 02/01/2024 - 03/22/2024 \*\*\*  
 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 #
2/02/24	00043	1/25/24	6643-01-	202401	310	51300	31200		AMTEC	*	450.00	450.00	000642
			ARBITRAGE - SERIES 2020										
2/09/24	00049	2/01/24	INV-0157	202402	320	53800	47000		AQUAGENIX	*	918.00	918.00	000643
			LAKE MAINTENANCE - FEB 24										
2/09/24	00051	1/31/24	11574	202401	330	57200	48200		CSS CLEAN STAR SERVICES CENTRAL FL	*	550.00	800.00	000644
			MONTHLY CLEANING - JAN24										
		1/31/24	11574	202401	330	57200	48200			*	250.00		
			TRASH COLLECT - JAN24										
2/09/24	00060	1/31/24	107424	202401	330	57200	48000		CURRENT DEMANDS ELECTRICAL	*	270.00	270.00	000645
			DOOR STRIKE										
2/09/24	00057	2/06/24	DA020620	202402	310	51300	11000		DANIEL ARNETTE	*	200.00	200.00	000646
			SUPERVISOR FEE 02/06/24										
2/09/24	00058	2/06/24	EC020620	202402	310	51300	11000		EMILY J CASSIDY	*	200.00	200.00	000647
			SUPERVISOR FEE 02/06/24										
2/09/24	00064	1/31/24	00062021	202401	310	51300	48000		GANNETT FLORIDA LOCALIQ	*	335.30	335.30	000648
			NOT OF MEET 01/09/24										
2/09/24	00008	2/06/24	KC020620	202402	310	51300	11000		KEVIN CHINOY	*	200.00	200.00	000649
			SUPERVISOR FEE 02/06/24										
2/09/24	00034	12/01/23	11002	202312	320	53800	46200		PRINCE & SONS INC.	*	2,560.00	5,120.00	000650
			HC3 LANDSCAPE MAINT DEC23										
		1/01/24	11175	202401	320	53800	46200			*	2,560.00		
			HC3 LANDSCAPE MAINT JAN24										
2/09/24	00050	2/01/24	21748	202402	330	57200	48500		RESORT POOL SERVICES	*	2,750.00	2,750.00	000651
			POOL MAINTENANCE - FEB 24										
2/09/24	00059	1/31/24	11605480	202401	330	57200	34500		SECURITAS SECURITY SERVICES USA, INC	*	2,362.88	2,362.88	000652
			SECURITY SERVICES JAN24										

NPRC NORTH POWER LI AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/09/24	00054	2/08/24	03012024	202402	300	15500	10000		PLAYGRND/FUR LEASE MAR24	*	2,390.70		
									WHFS, LLC			2,390.70	000653
2/16/24	00006	2/01/24	128	202402	310	51300	34000		MANAGEMENT FEES - FEB 24	*	3,333.33		
		2/01/24	128	202402	310	51300	35200		WEBSITE ADMIN - FEB 24	*	105.00		
		2/01/24	128	202402	310	51300	35100		INFORMATION TECH - FEB 24	*	157.50		
		2/01/24	128	202402	310	51300	31300		DISSEMINATION - FEB 24	*	500.00		
		2/01/24	128	202402	330	57200	48300		AMENITY ACCESS - FEB 24	*	437.50		
		2/01/24	128	202402	310	51300	51000		OFFICE SUPPLIES	*	3.13		
		2/01/24	128	202402	310	51300	42000		POSTAGE	*	138.09		
		2/01/24	129	202402	320	53800	34000		FIELD MANAGEMENT - FEB 24	*	1,378.17		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			6,052.72	000654
2/16/24	00048	1/25/24	7203512	202401	310	51300	32300		TRUSTEE FEES S22 CY24	*	4,040.63		
									US BANK			4,040.63	000655
2/27/24	00066	2/01/24	02012024	202402	330	57200	48400		DR PLAYGROUND LEASE FEB24	*	3,048.12		
		2/22/24	03012024	202402	300	15500	10000		DR PLAYGROUND LEASE MAR24	*	3,048.12		
									HNB PROPERTY, LLC			6,096.24	000656
2/27/24	00032	2/20/24	8803	202401	310	51300	31500		GENERAL COUNSEL - JAN 24	*	2,231.18		
									KILINSKI / VAN WYK, PLLC			2,231.18	000657
2/27/24	00053	2/19/24	57043611	202402	330	57200	48100		PEST CONTROL - FEB 24	*	40.00		
									MASSEY SERVICES INC.			40.00	000658
2/27/24	00042	12/04/23	4187	202312	330	57200	60000		DR PLAYGROUND DEPOSIT	*	65,499.50		
									PRO PLAYGROUNDS			65,499.50	000659
2/27/24	00050	11/08/23	21039	202311	330	57200	48500		POOL LIFT REPAIRS	*	1,170.00		
									RESORT POOL SERVICES			1,170.00	000660
									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 #
3/04/24	00050	3/01/24	22056	202403	330-57200-48500		RESORT POOL SERVICES	*	2,750.00	2,750.00	000661
3/11/24	00049	3/01/24	INV-0172	202403	320-53800-47000		AQUAGENIX	*	918.00	918.00	000662
3/11/24	00051	2/29/24	11787	202402	330-57200-48200		MONTHLY CLEANING - FEB 24	*	550.00		
		2/29/24	11787	202402	330-57200-48200		TRASH COLLECT - FEB 24	*	250.00		
							CSS CLEAN STAR SERVICES CENTRAL FL			800.00	000663
3/11/24	99999	3/11/24	VOID	202403	000-00000-00000		VOID CHECK	C	.00		
							*****INVALID VENDOR NUMBER*****			.00	000664
3/11/24	00006	1/01/24	126	202401	310-51300-35200		WEBSITE ADMIN - JAN 24	*	105.00		
		1/01/24	126	202401	310-51300-35100		INFORMATION TECH - JAN 24	*	157.50		
		1/01/24	126	202401	310-51300-31300		DISSEMINATION - JAN 24	*	500.00		
		1/01/24	126	202401	330-57200-48300		AMENITY ACCESS - JAN 24	*	437.50		
		1/01/24	126	202401	310-51300-51000		OFFICE SUPPLIES	*	.24		
		1/01/24	126	202401	310-51300-42000		POSTAGE	*	16.08		
		3/01/24	130	202403	310-51300-34000		MANAGEMENT FEES - MAR 24	*	3,333.33		
		3/01/24	130	202403	310-51300-35200		WEBSITE ADMIN - MAR 24	*	105.00		
		3/01/24	130	202403	310-51300-35100		INFORMATION TECH - MAR 24	*	157.50		
		3/01/24	130	202403	310-51300-31300		DISSEMINATION - MAR 24	*	500.00		
		3/01/24	130	202403	330-57200-48300		AMENITY ACCESS - MAR 24	*	437.50		
		3/01/24	130	202403	310-51300-51000		OFFICE SUPPLIES	*	3.28		
		3/01/24	130	202403	310-51300-42000		POSTAGE	*	35.84		
		3/01/24	130	202403	310-51300-42500		COPIES	*	1.50		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		3/01/24	131			202403	320-53800	34000	FIELD MANAGEMENT - MAR 24	*	1,378.17		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			7,168.44	000665
3/11/24	00066	3/07/24	04012024			202403	300-15500	10000	DR PLAYGRND LEASE APR24	*	3,048.12		
									HNB PROPERTY, LLC			3,048.12	000666
3/11/24	00059	2/29/24	11638339			202402	330-57200	34500	SECURITY SERVICES FEB24	*	2,362.88		
									SECURITAS SECURITY SERVICES USA, INC			2,362.88	000667
3/11/24	00054	3/07/24	04012024			202403	300-15500	10000	PLAYGRND/FUR LEASE APR24	*	2,390.70		
									WHFS, LLC			2,390.70	000668
3/22/24	00014	11/30/23	021892			202311	310-51300	49100	BOUNDARY AMENDMENT FEE	*	320.00		
									ABSOLUTE ENGINEERING INC			320.00	000669
3/22/24	00006	1/31/24	132			202401	330-57200	48000	BATHROOM REPAIRS	*	380.00		
		1/31/24	132			202401	320-53800	48000	CLEANUP/NEW GRATE INSTALL	*	534.93		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			914.93	000670
3/22/24	00032	11/19/23	7931			202310	310-51300	49100	BOUNDARY AMENDMENT #3 FEE	*	351.70		
		11/19/23	7934			202310	310-51300	49100	BOUNDARY AMENDMENT #5 FEE	*	905.00		
		12/15/23	8210			202311	310-51300	49100	BOUNDARY AMENDMENT #3 FEE	*	171.75		
		12/15/23	8211			202311	310-51300	49100	BOUNDARY AMENDMENT #5 FEE	*	2,414.00		
		1/15/24	8416			202312	310-51300	49100	BOUNDARY AMENDMENT #5 FEE	*	1,558.00		
		3/18/24	9042			202402	310-51300	31500	GENERAL COUNSEL - FEB24	*	2,137.52		
									KILINSKI / VAN WYK, PLLC			7,537.97	000671
3/22/24	00034	3/01/24	11912			202403	320-53800	46200	LANDSCAPE MAINT MAR24	*	3,820.42		
		3/01/24	11913			202403	320-53800	46200	HC3 LANDSCAPE MAINT MAR24	*	2,050.00		
		3/10/24	12029			202403	320-53800	47300	IRRIGATION REPAIRS	*	83.16		
									PRINCE & SONS INC.			5,953.58	000672
TOTAL FOR BANK A											135,291.77		



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						135,291.77	

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 #
2/02/24	00002	12/31/23	021978 032 FR#31	202401	600	20700	10100		ABSOLUTE ENGINEERING INC	*	300.00	300.00	000131
2/02/24	00018	1/11/24	1686 032 FR#31	202401	600	20700	10100		SIGNATURE PRIVACY WALLS OF FLORIDA	*	12,671.75	12,671.75	000132
2/13/24	00004	1/09/24	FES15338 032 PH4 FR#24	202402	600	20700	10100		FAULKNER ENGINEERING SERVICES INC	*	42,414.00	42,414.00	000133
2/13/24	00036	12/12/23	1584 032 PH3 FR#32	202402	600	20700	10100		LEFT COAST UTILITIES	*	4,532.00	4,532.00	000134
2/13/24	00037	10/23/23	231339 031 PH2 FR#24	202402	600	53800	60100		TRAVIS REDMONDO SOD, INC.	*	468.00	468.00	000135
2/27/24	00018	1/26/24	1706 032 FR#33	202402	600	20700	10100		SIGNATURE PRIVACY WALLS OF FLORIDA	*	124,900.00	124,900.00	000136
2/27/24	00010	1/23/24	1227 032 FR#33	202402	600	20700	10100		WILDMON CONSTRUCTION LLC	*	23,287.50	23,287.50	000137
3/07/24	00032	2/09/24	28275 032 PH3 FR#34	202403	600	20700	10100		CROWN ELECTRIC, INC.	*	577.14	577.14	000138
TOTAL FOR BANK B											209,150.39		
TOTAL FOR REGISTER											209,150.39		

# SECTION 2

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

***Unaudited Financial Reporting***  
***January 31, 2024***



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**North Powerline Road**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2024**

	General Fund	Debt Service Funds	Capital Funds	Total Governmental Funds
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 691,559	\$ -	\$ -	\$ 691,559
Capital Projects Account	\$ -	\$ -	\$ 13,694	\$ 13,694
<b>Investments:</b>				
Capital Reserve - Money Market <u>Series 2020</u>	\$ -	\$ -	\$ 75,419	\$ 75,419
Reserve	\$ -	\$ 355,933	\$ -	\$ 355,933
Revenue	\$ -	\$ 611,375	\$ -	\$ 611,375
Prepayment	\$ -	\$ 284	\$ -	\$ 284
Construction - Phase 1	\$ -	\$ -	\$ 31	\$ 31
Construction - Phase 2	\$ -	\$ -	\$ 407	\$ 407
<u>Series 2022</u>				
Reserve	\$ -	\$ 538,156	\$ -	\$ 538,156
Revenue	\$ -	\$ 507,369	\$ -	\$ 507,369
Construction - Phase 3	\$ -	\$ -	\$ 134	\$ 134
Construction - Phase 4	\$ -	\$ -	\$ 906	\$ 906
Due from Developer	\$ -	\$ -	\$ 47,414	\$ 47,414
Due from General Fund	\$ -	\$ 3,146	\$ -	\$ 3,146
Prepaid Expenses	\$ 2,391	\$ -	\$ -	\$ 2,391
<b>Total Assets</b>	<b>\$ 693,949</b>	<b>\$ 2,016,263</b>	<b>\$ 138,006</b>	<b>\$ 2,848,218</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 90,131	\$ -	\$ 12,972	\$ 103,103
Contracts Payable	\$ -	\$ -	\$ 46,946	\$ 46,946
Due to Debt Service	\$ 3,146	\$ -	\$ -	\$ 3,146
Retainage Payable	\$ -	\$ -	\$ 256,053	\$ 256,053
<b>Total Liabilities</b>	<b>\$ 93,277</b>	<b>\$ -</b>	<b>\$ 315,971</b>	<b>\$ 409,248</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 2,391	\$ -	\$ -	\$ 2,391
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 969,380	\$ -	\$ 969,380
Debt Service - Series 2022	\$ -	\$ 1,046,883	\$ -	\$ 1,046,883
Capital Projects - Series 2020	\$ -	\$ -	\$ 1,628	\$ 1,628
Capital Projects - Series 2022	\$ -	\$ -	\$ (255,013)	\$ (255,013)
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 75,419	\$ 75,419
Unassigned	\$ 598,282	\$ -	\$ -	\$ 598,282
<b>Total Fund Balances</b>	<b>\$ 600,672</b>	<b>\$ 2,016,263</b>	<b>\$ (177,965)</b>	<b>\$ 2,438,970</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 693,949</b>	<b>\$ 2,016,263</b>	<b>\$ 138,006</b>	<b>\$ 2,848,218</b>

# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 632,269	\$ 501,232	\$ 501,232	\$ -
Assessments - Direct Bill	\$ 105,677	\$ 52,838	\$ 52,838	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 3,796	\$ 3,796
Interest	\$ -	\$ -	\$ 20	\$ 20
<b>Total Revenues</b>	<b>\$ 737,946</b>	<b>\$ 554,070</b>	<b>\$ 557,886</b>	<b>\$ 3,816</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,600	\$ 2,400
Engineering	\$ 20,000	\$ 6,667	\$ 340	\$ 6,327
Attorney	\$ 30,000	\$ 10,000	\$ 5,604	\$ 4,396
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 2,333	\$ 2,500	\$ (167)
Trustee Fees	\$ 12,500	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 40,000	\$ 13,333	\$ 13,333	\$ -
Information Technology	\$ 1,890	\$ 630	\$ 630	\$ -
Website Maintenance	\$ 1,260	\$ 420	\$ 420	\$ -
Postage & Delivery	\$ 1,000	\$ 333	\$ 429	\$ (95)
Insurance	\$ 7,687	\$ 7,687	\$ 6,371	\$ 1,316
Printing & Binding	\$ 1,000	\$ 333	\$ 62	\$ 272
Legal Advertising	\$ 10,000	\$ 3,333	\$ 8,575	\$ (5,242)
Other Current Charges	\$ 5,000	\$ 1,667	\$ 157	\$ 1,510
Boundary Amendment Expenses	\$ -	\$ -	\$ 5,720	\$ (5,720)
Office Supplies	\$ 625	\$ 208	\$ 8	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 163,487</b>	<b>\$ 62,111</b>	<b>\$ 56,915</b>	<b>\$ 5,196</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	\$ 5,513	\$ 5,513	\$ -
Landscape Maintenance	\$ 100,000	\$ 33,333	\$ 25,562	\$ 7,772
Landscape Replacement	\$ 25,000	\$ 8,333	\$ 4,066	\$ 4,267
Lake Maintenance	\$ 21,600	\$ 7,200	\$ 3,672	\$ 3,528
Fountain Maintenance	\$ 1,800	\$ 600	\$ 150	\$ 450
Streetlights	\$ 75,000	\$ 25,000	\$ 32,430	\$ (7,430)
Electric	\$ 7,500	\$ 2,500	\$ 2,301	\$ 199
Water & Sewer	\$ 2,400	\$ 800	\$ 68	\$ 732
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 833	\$ -	\$ 833
Irrigation Repairs	\$ 5,000	\$ 1,667	\$ 1,171	\$ 495
General Repairs & Maintenance	\$ 15,000	\$ 5,000	\$ 1,705	\$ 3,295
Contingency	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
<b>Subtotal Field Expenditures</b>	<b>\$ 299,838</b>	<b>\$ 113,279</b>	<b>\$ 96,415</b>	<b>\$ 16,864</b>

# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 16,800	\$ 5,600	\$ 5,495	\$ 105
Amenity - Water	\$ 4,000	\$ 1,333	\$ 972	\$ 362
Playground Lease	\$ 53,688	\$ 17,896	\$ 9,563	\$ 8,333
Internet	\$ 2,000	\$ 667	\$ 427	\$ 239
Pest Control	\$ 630	\$ 210	\$ 160	\$ 50
Janitorial Services	\$ 10,800	\$ 3,600	\$ 2,450	\$ 1,150
Security Services	\$ 34,000	\$ 11,333	\$ 10,391	\$ 942
Pool Maintenance	\$ 36,000	\$ 12,000	\$ 12,535	\$ (535)
Amenity Access Management	\$ 5,250	\$ 1,750	\$ 1,750	\$ -
Amenity Repairs & Maintenance	\$ 15,000	\$ 5,000	\$ 2,620	\$ 2,380
Contingency	\$ 7,500	\$ 2,500	\$ 4,625	\$ (2,125)
Capital Outlay	\$ -	\$ -	\$ 65,500	\$ (65,500)
<b>Subtotal Amenity Expenditures</b>	<b>\$ 185,668</b>	<b>\$ 61,889</b>	<b>\$ 116,487</b>	<b>\$ (54,598)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 485,506</b>	<b>\$ 175,169</b>	<b>\$ 212,903</b>	<b>\$ (37,734)</b>
<b>Total Expenditures</b>	<b>\$ 648,993</b>	<b>\$ 237,279</b>	<b>\$ 269,817</b>	<b>\$ (32,538)</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>\$ 237,279</b>	<b>\$ 269,817</b>	<b>\$ (32,538)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 288,069</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 312,604</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 600,672</b>	



**North Powerline Road**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 1,219	\$ 1,219
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,219</b>	<b>\$ 1,219</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>\$ 1,219</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>\$ 1,219</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 74,200</b>		<b>\$ 74,200</b>	
<b>Fund Balance - Ending</b>	<b>\$ 163,153</b>		<b>\$ 75,419</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 January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 712,525	\$ 564,854	\$ 564,854	\$ -
Interest	\$ -	\$ -	\$ 8,448	\$ 8,448
<b>Total Revenues</b>	<b>\$ 712,525</b>	<b>\$ 564,854</b>	<b>\$ 573,302</b>	<b>\$ 8,448</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>\$ 347,498</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 258,989</b>		<b>\$ 621,882</b>	
<b>Fund Balance - Ending</b>	<b>\$ 259,907</b>		<b>\$ 969,380</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 January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 649,797	\$ 428,641	\$ 428,641	\$ -
Interest	\$ -	\$ -	\$ 25,333	\$ 25,333
<b>Total Revenues</b>	<b>\$ 649,797</b>	<b>\$ 428,641</b>	<b>\$ 453,974</b>	<b>\$ 25,333</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>\$ (1,407,991)</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>\$ 1,046,883</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 January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 744	\$ 744
Interest	\$ -	\$ -	\$ 213	\$ 213
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 957</b>	<b>\$ 957</b>
<b>Expenditures:</b>				
Capital Outlay - Phase 1	\$ -	\$ -	\$ 276	\$ (276)
Admin Contingency	\$ -	\$ -	\$ 153	\$ (153)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 429</b>	<b>\$ (429)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 528</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,100</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,628</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 January 31, 2024

	Adopted	Prorated Budget	Actual		
	Budget	Thru 01/31/24	Thru 01/31/24		Variance
<b>Revenues</b>					
Developer Contributions	\$ -	\$ -	\$ 526,734	\$	526,734
Interest	\$ -	\$ -	26	\$	26
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 526,760</b>	<b>\$</b>	<b>526,760</b>
<b>Expenditures:</b>					
Capital Outlay - Phase 3	\$ -	\$ -	358,497	\$	(358,497)
Capital Outlay - Phase 4	\$ -	\$ -	168,626	\$	(168,626)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 527,123</b>	<b>\$</b>	<b>(527,123)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (363)</b>		
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (254,650)</b>		
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (255,013)</b>		

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ 8	\$ 4,317	\$ 495,320	\$ 1,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 501,232
Assessments - Direct Bill	\$ -	\$ -	\$ 52,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,838
Boundary Amendment Contributions	\$ 3,796	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,796
Interest	\$ 3	\$ 2	\$ 6	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20
<b>Total Revenues</b>	<b>\$ 3,807</b>	<b>\$ 4,319</b>	<b>\$ 548,164</b>	<b>\$ 1,596</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 557,886</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Engineering	\$ 340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 340
Attorney	\$ 1,060	\$ 1,559	\$ 754	\$ 2,231	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,604
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 1,000	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,333
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420
Postage & Delivery	\$ 53	\$ 26	\$ -	\$ 349	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 429
Insurance	\$ 6,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,371
Printing & Binding	\$ -	\$ -	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62
Legal Advertising	\$ 8,240	\$ -	\$ -	\$ 335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,575
Other Current Charges	\$ 39	\$ 40	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 157
Boundary Amendment Expenses	\$ 1,257	\$ 2,906	\$ 1,558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,720
Office Supplies	\$ 4	\$ 1	\$ 3	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 28,635</b>	<b>\$ 9,627</b>	<b>\$ 6,512</b>	<b>\$ 12,141</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 56,915</b>
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 19,777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,777
Field Management	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,513
Landscape Maintenance	\$ 6,400	\$ 6,400	\$ 6,380	\$ 6,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,562
Landscape Replacement	\$ -	\$ 3,460	\$ 606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,066
Lake Maintenance	\$ 918	\$ 918	\$ 918	\$ 918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,672
Fountain Maintenance	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Streetlights	\$ 5,362	\$ 11,328	\$ 5,360	\$ 10,379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,430
Electric	\$ 698	\$ 990	\$ 310	\$ 303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,301
Water & Sewer	\$ 17	\$ 17	\$ 17	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 695	\$ 78	\$ 185	\$ 214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,171
General Repairs & Maintenance	\$ 790	\$ 380	\$ -	\$ 535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,705
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ 36,186</b>	<b>\$ 24,949</b>	<b>\$ 15,155</b>	<b>\$ 20,125</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 96,415</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 1,620	\$ 3,108	\$ 767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,495
Amenity - Water	\$ 255	\$ 232	\$ 273	\$ 212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 972
Playground Lease	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,563
Internet	\$ 110	\$ 106	\$ 106	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 427
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160
Janitorial Services	\$ 550	\$ 550	\$ 550	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,450
Security Services	\$ 2,847	\$ 2,363	\$ 2,818	\$ 2,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,391
Pool Maintenance	\$ 1,500	\$ 2,670	\$ 1,720	\$ 6,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,535
Amenity Access Management	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750
Amenity Repairs & Maintenance	\$ 1,117	\$ 465	\$ -	\$ 1,038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,620
Contingency	\$ -	\$ -	\$ 4,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,625
Capital Outlay	\$ -	\$ -	\$ 65,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 10,868</b>	<b>\$ 12,362</b>	<b>\$ 79,227</b>	<b>\$ 14,031</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 116,487</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 47,054</b>	<b>\$ 37,311</b>	<b>\$ 94,382</b>	<b>\$ 34,156</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 212,903</b>
<b>Total Expenditures</b>	<b>\$ 75,688</b>	<b>\$ 46,938</b>	<b>\$ 100,894</b>	<b>\$ 46,297</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 269,817</b>
<b>Other Financing Uses</b>													
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures &amp; Other Financing Uses</b>	<b>\$ 75,688</b>	<b>\$ 46,938</b>	<b>\$ 100,894</b>	<b>\$ 46,297</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 269,817</b>
<b>Net Change in Fund Balance</b>	<b>\$ (71,882)</b>	<b>\$ (42,619)</b>	<b>\$ 447,270</b>	<b>\$ (44,701)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 288,069</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
01/10/24	12/16/23 - 12/31/23	\$793.68	(\$23.81)	(\$15.40)	\$0.00	\$754.47	\$253.00	\$285.11	\$216.36	\$754.47
01/16/24	10/01/23 - 12/31/23	\$0.00	\$0.00	\$0.00	\$3,978.46	\$3,978.46	\$1,334.11	\$1,503.45	\$1,140.90	\$3,978.46
<b>TOTAL</b>		<b>\$ 1,585,804.88</b>	<b>\$ (64,243.12)</b>	<b>\$ (30,836.73)</b>	<b>\$ 4,001.68</b>	<b>\$ 1,494,726.71</b>	<b>\$ 501,231.73</b>	<b>\$ 564,853.56</b>	<b>\$ 428,641.42</b>	<b>\$ 1,494,726.71</b>

<b>79%</b>	<b>Net Percent Collected</b>
<b>\$ 390,770.11</b>	<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 Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & 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>	