

North Powerline Road
Community Development District

Proposed Budget
FY2025



Table of Contents

1-2	<hr/>	General Fund
3-7	<hr/>	General Fund Narrative
8	<hr/>	Capital Reserve Fund
9	<hr/>	Series 2020 Debt Service Fund
10	<hr/>	Series 2020 Amortization Schedule
11	<hr/>	Series 2022 Debt Service Fund
12-13	<hr/>	Series 2022 Amortization Schedule

North Powerline Road
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 1/31/24	Projected Next 8 Months	Total Thru 9/30/24	Adopted Budget FY2025
Revenues					
Assessments	\$ 737,946	\$ 501,232	\$ 236,714	\$ 737,946	\$ 887,027
Developer Contributions	\$ -	\$ 52,838	\$ -	\$ 52,838	\$ -
Boundary Amendment Contributions	\$ -	\$ 3,796	\$ -	\$ 3,796	\$ -
Interest	\$ -	\$ 20	\$ -	\$ 20	\$ -
Total Revenues	\$ 737,946	\$ 557,886	\$ 236,714	\$ 794,600	\$ 887,027
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,600	\$ 8,000	\$ 9,600	\$ 12,000
Engineering	\$ 20,000	\$ 340	\$ 4,000	\$ 4,340	\$ 17,500
Attorney	\$ 30,000	\$ 5,604	\$ 24,000	\$ 29,604	\$ 30,000
Annual Audit	\$ 5,500	\$ -	\$ 5,500	\$ 5,500	\$ 5,600
Assessment Administration	\$ 6,500	\$ 6,500	\$ -	\$ 6,500	\$ 8,500
Arbitrage	\$ 1,350	\$ 450	\$ 900	\$ 1,350	\$ 2,250
Dissemination	\$ 7,000	\$ 2,500	\$ 4,500	\$ 7,000	\$ 9,000
Trustee Fees	\$ 12,500	\$ 4,041	\$ 8,082	\$ 12,123	\$ 20,205
Management Fees	\$ 40,000	\$ 13,333	\$ 26,667	\$ 40,000	\$ 45,000
Information Technology	\$ 1,890	\$ 630	\$ 1,260	\$ 1,890	\$ 1,985
Website Maintenance	\$ 1,260	\$ 420	\$ 840	\$ 1,260	\$ 1,323
Postage & Delivery	\$ 1,000	\$ 429	\$ 525	\$ 954	\$ 1,000
Insurance	\$ 7,687	\$ 6,371	\$ -	\$ 6,371	\$ 8,840
Copies	\$ 1,000	\$ 62	\$ 200	\$ 262	\$ 500
Legal Advertising	\$ 10,000	\$ 8,575	\$ 2,894	\$ 11,469	\$ 10,000
Other Current Charges	\$ 5,000	\$ 157	\$ 440	\$ 597	\$ 2,500
Boundary Amendment Expenses	\$ -	\$ 5,720	\$ -	\$ 5,720	\$ -
Office Supplies	\$ 625	\$ 8	\$ 40	\$ 48	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 163,487	\$ 56,915	\$ 87,848	\$ 144,763	\$ 176,627

North Powerline Road
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 1/31/24	Projected Next 8 Months	Total Thru 9/30/24	Adopted Budget FY2025
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 20,000	\$ 19,777	\$ -	\$ 19,777	\$ 27,500
Field Management	\$ 16,538	\$ 5,513	\$ 11,025	\$ 16,538	\$ 20,000
Landscape Maintenance	\$ 100,000	\$ 25,562	\$ 52,003	\$ 77,565	\$ 160,000
Landscape Replacement	\$ 25,000	\$ 4,066	\$ 3,000	\$ 7,066	\$ 25,000
Lake Maintenance	\$ 21,600	\$ 3,672	\$ 7,894	\$ 11,566	\$ 15,204
Fountain Maintenance	\$ 1,800	\$ 150	\$ 600	\$ 750	\$ 1,800
Streetlights	\$ 75,000	\$ 32,430	\$ 64,859	\$ 97,289	\$ 110,000
Electric	\$ 7,500	\$ 2,301	\$ 4,603	\$ 6,904	\$ 7,500
Water & Sewer	\$ 2,400	\$ 68	\$ 600	\$ 668	\$ 2,400
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 1,171	\$ 2,343	\$ 3,514	\$ 5,000
General Repairs & Maintenance	\$ 15,000	\$ 1,705	\$ 3,410	\$ 5,115	\$ 20,000
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Subtotal Field Expenditures	\$ 299,838	\$ 96,415	\$ 155,337	\$ 251,752	\$ 404,404
Amenity Expenditures					
Amenity - Electric	\$ 16,800	\$ 5,495	\$ 10,400	\$ 15,895	\$ 16,800
Amenity - Water	\$ 4,000	\$ 972	\$ 2,400	\$ 3,372	\$ 4,000
Playground Lease	\$ 53,688	\$ 9,563	\$ 46,559	\$ 56,121	\$ 53,688
Internet	\$ 2,000	\$ 427	\$ 881	\$ 1,308	\$ 2,000
Pest Control	\$ 630	\$ 160	\$ 320	\$ 480	\$ 648
Janitorial Services	\$ 10,800	\$ 2,450	\$ 5,650	\$ 8,100	\$ 14,060
Security Services	\$ 34,000	\$ 10,391	\$ 23,609	\$ 34,000	\$ 34,000
Pool Maintenance	\$ 36,000	\$ 12,535	\$ 22,200	\$ 34,735	\$ 33,300
Amenity Management	\$ 5,250	\$ 1,750	\$ 3,500	\$ 5,250	\$ 15,000
Amenity Repairs & Maintenance	\$ 15,000	\$ 2,620	\$ 5,240	\$ 7,860	\$ 12,500
Hog Trap	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Contingency	\$ 7,500	\$ 4,625	\$ 2,000	\$ 6,625	\$ 7,500
Capital Outlay	\$ -	\$ 65,500	\$ -	\$ 65,500	\$ -
Subtotal Amenity Expenditures	\$ 185,668	\$ 116,487	\$ 122,759	\$ 239,246	\$ 205,996
Total Operations & Maintenance	\$ 485,506	\$ 212,903	\$ 278,096	\$ 490,998	\$ 610,400
<i>Other Expenditures</i>					
Capital Reserves	\$ 88,953	\$ -	\$ 88,953	\$ 88,953	\$ 100,000
Total Other Expenditures	\$ 88,953	\$ -	\$ 88,953	\$ 88,953	\$ 100,000
Total Expenditures	\$ 737,946	\$ 269,817	\$ 454,897	\$ 724,714	\$ 887,027
Excess Revenues/(Expenditures)	\$ -	\$ 288,069	\$ (218,183)	\$ 69,886	\$ -

Product	ERU's	Assessable Units	ERU/Unit	Net Total	FY2025 Net Per Unit	FY2025 Gross Per Unit	FY2024 Gross Per Unit	FY2025 Increase/(Decrease)
Phase 1 - Tax Roll	295.00	295	1.00	\$236,943.91	\$803.20	\$863.66	\$707.45	\$156.21
Phase 2 - Tax Roll	271.00	271	1.00	\$217,667.12	\$803.20	\$863.66	\$707.45	\$156.21
Phase 3 - Direct - Platted	8.00	8	1.00	\$6,425.60	\$803.20	\$863.66	\$707.45	\$156.21
Phase 3 - Direct - Townhomes	225.00	300	0.75	\$180,719.93	\$602.40	\$647.74	\$530.59	\$117.16
Phase 4 - Tax Roll - Single Family	162.00	162	1.00	\$130,118.35	\$803.20	\$863.66	\$169.84	\$693.82
Phase 5 - Direct - Unplatted	87.07	532	0.16	\$69,932.85	\$131.45	\$141.35	\$147.65	(\$6.31)
Phase 6 - Direct - Unplatted	56.30	344	0.16	\$45,219.74	\$131.45	\$141.35	\$147.65	(\$6.31)
	1104.37	1912		\$887,027.49				

North Powerline Road Community Development District General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Dissemination

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

North Powerline Road Community Development District General Fund Budget

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

North Powerline Road Community Development District General Fund Budget

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Lake Maintenance

Represents the cost of contracting aquatic weed control services that maintain the lakes located within the District.

Streetlights

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

Electric

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

Water & Sewer

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

Sidewalk & Asphalt Maintenance

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

North Powerline Road Community Development District General Fund Budget

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity - Water

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

Playground Lease

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

Internet

Internet service for use at the Amenity Center.

Pest Control

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

Janitorial Services

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

Security Services

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

Pool Maintenance

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

North Powerline Road Community Development District General Fund Budget

Amenity Management

Provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Amenity Repairs & Maintenance

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

Hog Trap/Prevention

Represents estimated costs for repairs and maintenance for pest control.

Holiday Decorations

Represents estimated costs for holiday decoration of the District.

Contingency

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

Other Expenses:

Capital Reserves

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

North Powerline Road
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 1/31/24	Projected Next 8 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Transfer In - General Fund	\$ 88,953	\$ 1,219	\$ 87,734	\$ 88,953	\$ 100,000
Carry Forward Surplus	\$ 74,200	\$ -	\$ -	\$ -	\$ 88,953
Total Revenues	\$ 163,153	\$ 1,219	\$ 87,734	\$ 88,953	\$ 188,953
Expenditures					
Chair Lift Replacement	\$ -	\$ -	\$ -	\$ -	\$ 10,500
Fountain Replacement	\$ -	\$ -	\$ -	\$ -	\$ 13,500
Playground Fence	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Net Change in Fund Balance	\$ 163,153	\$ 1,219	\$ 87,734	\$ 88,953	\$ 153,953

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

Description	Adopted Budget FY2024	Actuals Thru 1/31/24	Projected Next 8 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 712,525	\$ 564,854	\$ 147,671	\$ 712,525	\$ 712,525
Interest	\$ -	\$ 8,443	\$ 16,887	\$ 25,330	\$ 8,000
Carry Forward Surplus	\$ 258,989	\$ 265,949	\$ -	\$ 265,949	\$ 292,198
Total Revenues	\$ 971,513	\$ 839,246	\$ 164,558	\$ 1,003,804	\$ 1,012,722
Expenditures					
Interest Expense - 11/1	\$ 225,803	\$ 225,803	\$ -	\$ 225,803	\$ 222,391
Principal Expense - 5/1	\$ 260,000	\$ -	\$ 260,000	\$ 260,000	\$ 270,000
Interest Expense - 5/1	\$ 225,803	\$ -	\$ 225,803	\$ 225,803	\$ 222,391
Total Expenditures	\$ 711,606	\$ 225,803	\$ 485,803	\$ 711,606	\$ 714,781
Net Change in Fund Balance	\$ 259,907	\$ 613,443	\$ (321,245)	\$ 292,198	\$ 297,941

Interest Expense 11/1/25	\$ 218,847
Total	\$ 218,847

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

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

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

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

Description	Adopted Budget FY2024	Actuals Thru 1/31/24	Projected Next 8 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 649,797	\$ 428,641	\$ 221,155	\$ 649,797	\$ 540,702
Interest	\$ -	\$ 25,333	\$ 20,000	\$ 45,333	\$ 22,667
Carry Forward Surplus	\$ 281,620	\$ 1,916,717	\$ -	\$ 1,916,717	\$ 357,916
Total Revenues	\$ 931,416	\$ 2,370,692	\$ 241,155	\$ 2,611,847	\$ 921,284
Expenditures					
Interest Expense - 11/1	\$ 256,966	\$ 256,966	\$ -	\$ 256,966	\$ 209,822
Special Call - 11/1	\$ -	\$ 1,605,000	\$ -	\$ 1,605,000	\$ -
Principal Expense - 5/1	\$ 135,000	\$ -	\$ 135,000	\$ 135,000	\$ 120,000
Interest Expense - 5/1	\$ 256,966	\$ -	\$ 256,966	\$ 256,966	\$ 209,822
Total Expenditures	\$ 648,931	\$ 1,861,966	\$ 391,966	\$ 2,253,932	\$ 539,644
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 282,485	\$ 508,726	\$ (150,811)	\$ 357,916	\$ 381,641

Interest Expense 11/1/24	\$ 206,972
Total	\$ 206,972

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Townhomes - Phase 3	284	\$ 241,400.40	\$ 850.00	\$913.98
Townhomes - Phase 3	16	\$ 21,202.36	\$ 1,325.15	\$1,424.89
Single Family - Phase 3	8	\$ 10,799.98	\$ 1,350.00	\$1,451.61
Single Family - Phase 4	162	\$ 267,299.47	\$ 1,650.00	\$1,774.19
	470	\$ 540,702		

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

Date	Balance	Principal	Interest	Total
05/01/24	\$ 7,685,000.00	\$ 115,000.00	\$ 212,553.13	\$ -
11/01/24	\$ 7,570,000.00	\$ -	\$ 209,821.88	\$ 537,375.01
05/01/25	\$ 7,570,000.00	\$ 120,000.00	\$ 209,821.88	\$ -
11/01/25	\$ 7,325,000.00	\$ -	\$ 206,971.88	\$ 536,793.76
05/01/26	\$ 7,195,000.00	\$ 125,000.00	\$ 206,971.88	\$ -
11/01/26	\$ 7,195,000.00	\$ -	\$ 204,003.13	\$ 535,975.01
05/01/27	\$ 7,195,000.00	\$ 130,000.00	\$ 204,003.13	\$ -
11/01/27	\$ 7,195,000.00	\$ -	\$ 200,915.63	\$ 534,918.76
05/01/28	\$ 7,195,000.00	\$ 140,000.00	\$ 200,915.63	\$ -
11/01/28	\$ 7,055,000.00	\$ -	\$ 197,240.63	\$ 538,156.26
05/01/29	\$ 7,055,000.00	\$ 145,000.00	\$ 197,240.63	\$ -
11/01/29	\$ 6,910,000.00	\$ -	\$ 193,434.38	\$ 535,675.01
05/01/30	\$ 6,910,000.00	\$ 155,000.00	\$ 193,434.38	\$ -
11/01/30	\$ 6,755,000.00	\$ -	\$ 189,365.63	\$ 537,800.01
05/01/31	\$ 6,755,000.00	\$ 160,000.00	\$ 189,365.63	\$ -
11/01/31	\$ 6,425,000.00	\$ -	\$ 185,165.63	\$ 534,531.26
05/01/32	\$ 6,425,000.00	\$ 170,000.00	\$ 185,165.63	\$ -
11/01/32	\$ 6,425,000.00	\$ -	\$ 180,703.13	\$ 535,868.76
05/01/33	\$ 6,425,000.00	\$ 180,000.00	\$ 180,703.13	\$ -
11/01/33	\$ 6,245,000.00	\$ -	\$ 175,640.63	\$ 536,343.76
05/01/34	\$ 6,245,000.00	\$ 190,000.00	\$ 175,640.63	\$ -
11/01/34	\$ 6,055,000.00	\$ -	\$ 170,296.88	\$ 535,937.51
05/01/35	\$ 6,055,000.00	\$ 200,000.00	\$ 170,296.88	\$ -
11/01/35	\$ 5,855,000.00	\$ -	\$ 164,671.88	\$ 534,968.76
05/01/36	\$ 5,855,000.00	\$ 210,000.00	\$ 164,671.88	\$ -
11/01/36	\$ 5,645,000.00	\$ -	\$ 158,765.63	\$ 533,437.51
05/01/37	\$ 5,645,000.00	\$ 225,000.00	\$ 158,765.63	\$ -
11/01/37	\$ 5,420,000.00	\$ -	\$ 152,437.50	\$ 536,203.13
05/01/38	\$ 5,420,000.00	\$ 240,000.00	\$ 152,437.50	\$ -

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

Date	Balance	Principal	Interest	Total
11/01/38	\$ 5,180,000.00	\$ -	\$ 145,687.50	\$ 538,125.00
05/01/39	\$ 5,180,000.00	\$ 250,000.00	\$ 145,687.50	\$ -
11/01/39	\$ 4,930,000.00	\$ -	\$ 138,656.25	\$ 534,343.75
05/01/40	\$ 4,930,000.00	\$ 265,000.00	\$ 138,656.25	\$ -
11/01/40	\$ 4,665,000.00	\$ -	\$ 131,203.13	\$ 534,859.38
05/01/41	\$ 4,665,000.00	\$ 280,000.00	\$ 131,203.13	\$ -
11/01/41	\$ 4,385,000.00	\$ -	\$ 123,328.13	\$ 534,531.26
05/01/42	\$ 4,385,000.00	\$ 295,000.00	\$ 123,328.13	\$ -
11/01/42	\$ 4,090,000.00	\$ -	\$ 115,031.25	\$ 533,359.38
05/01/43	\$ 4,090,000.00	\$ 315,000.00	\$ 115,031.25	\$ -
11/01/43	\$ 3,775,000.00	\$ -	\$ 106,171.88	\$ 536,203.13
05/01/44	\$ 3,775,000.00	\$ 330,000.00	\$ 106,171.88	\$ -
11/01/44	\$ 3,445,000.00	\$ -	\$ 96,890.63	\$ 533,062.51
05/01/45	\$ 3,445,000.00	\$ 350,000.00	\$ 96,890.63	\$ -
11/01/45	\$ 3,095,000.00	\$ -	\$ 87,046.88	\$ 533,937.51
05/01/46	\$ 3,095,000.00	\$ 370,000.00	\$ 87,046.88	\$ -
11/01/46	\$ 2,725,000.00	\$ -	\$ 76,640.63	\$ 533,687.51
05/01/47	\$ 2,725,000.00	\$ 395,000.00	\$ 76,640.63	\$ -
11/01/47	\$ 2,330,000.00	\$ -	\$ 65,531.25	\$ 537,171.88
05/01/48	\$ 2,330,000.00	\$ 415,000.00	\$ 65,531.25	\$ -
11/01/48	\$ 1,915,000.00	\$ -	\$ 53,859.38	\$ 534,390.63
05/01/49	\$ 1,915,000.00	\$ 440,000.00	\$ 53,859.38	\$ -
11/01/49	\$ 1,475,000.00	\$ -	\$ 41,484.38	\$ 535,343.76
05/01/50	\$ 1,475,000.00	\$ 465,000.00	\$ 41,484.38	\$ -
11/01/50	\$ 1,010,000.00	\$ -	\$ 28,406.25	\$ 534,890.63
05/01/51	\$ 1,010,000.00	\$ 490,000.00	\$ 28,406.25	\$ -
11/01/51	\$ 520,000.00	\$ -	\$ 14,625.00	\$ 533,031.25
05/01/52	\$ 520,000.00	\$ 520,000.00	\$ 14,625.00	\$ 534,625.00
		\$ 7,685,000.00	\$ 7,840,547.09	\$ 15,525,547.09