

*North Powerline Road  
Community Development District*

*Meeting Agenda*

*May 7, 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

April 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, May 7, 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 April 2, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-06 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 5, 2024 Board Meeting) (*to be provided under separate cover*)
5. Consideration of Resolution 2024-05 Directing Chairman and District Staff to File a Petition Amending District Boundaries (*to be provided under separate cover*)
6. Consideration of Conveyance Documents for Bella Vita Phase 3 (*to be provided under separate cover*)
7. Consideration of Conveyance Documents for Deer Run Phase 4 (*to be provided under separate cover*)
8. Ratification of Variance Agreement for Installation of Improvements within District Easement
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report (*to be provided under separate cover*)
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Number of Registered Voters—478
10. Other Business
11. Supervisors Requests and Audience Comments
12. 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, **April 2, 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	Vice Chairperson
Daniel Arnette	Assistant Secretary
Emily Cassidy	Assistant Secretary
Kevin Chinoy	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the April 2, 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. Four Board members were present 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 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 February 6, 2024 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the February 6, 2024 and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Arnette, seconded by Mr. Chinoy, with all in favor, the Minutes of the February 6, 2024 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 6, 2024), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2024/2025 Budget and the Imposition of Operations and Maintenance Assessments**

Ms. Burns presented the resolution to the Board and noted that the suggested date for the public hearing is August 6, 2024. The budget is showing an increase for the upcoming year with main line items from landscape maintenance, streetlight, and property insurance being the main components for the increase. There are a few new items that she brought to the Boards attention for consideration that included hog trapping and holiday decorations. The increase proposed in the budget for the single-family lots is \$156.21 per lot bringing the total assessment amount to \$863.66 and for the townhomes there is an increase of \$117.16 bringing the total assessment amount to \$647.00. The Board had several questions for staff and discussion ensued before a motion of approval. Ms. Burns noted that this will set the high mark and can be adjusted before or at the public hearing if the Board desires.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Resolution 2024-04 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 6, 2024), Declaring Special Assessments, and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget and the Imposition of Operations and Maintenance Assessments, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-05 General Election Resolution and Announcement of Qualifying Period**

Ms. Burns stated that two seats are transitioning to resident control coming in November. Seats #4 and #5 that are held by Ms. Cassidy and Mr. Arnette will transition and any interested

residents will have to go to the Supervisors of Elections office during the qualifying period to sign up between June 10, 2024 at noon until June 14, 2024 at noon. In the event no residents are interested, there will be a resolution to keep the current Board members as holdover supervisors until residents fill those seats.

On MOTION by Mr. Chinoy, seconded by Ms. Schwenk, with all in favor, Resolution 2024-05 General Election Resolution and Announcement of Qualifying Period, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry reminded the Board that ethics training will need to be completed by the end of the year.

**B. Engineer**

There being no comments, the next item followed.

**C. Field Manager's Report**

Mr. Tindall presented the field manager's report to the Board which was included in the agenda packet. Completed items included:

- Amenity review
  - Spring furniture cleaning.
  - Pool servicing frequency has improved with oak blossom season.
- Landscape review
  - New annuals have been installed.
  - Plant beds are neat and clean.
  - The new palm installed at the entrance is being monitored and looks like it is doing well.
  - Dead tree removal in phase one is complete.
- Pond review
  - Pond levels are still low at some places.
  - Phase 4 retention pond was added to scope at no cost.
  - Minor items noted for upcoming repairs.

The hog trapper set trap and maintained it for the approved month. Overall hog activity as judged by the perimeter reviews seems to have gone down.

**i. Consideration of Proposal for Landscape Maintenance Services for Phase 4 from Prince & Sons**

Mr. Tindall presented the proposal for landscape maintenance for Phase 4 Deer Run area from Prince & Sons totaling \$78,280. Ms. Burns noted that this total does not include the townhome portion.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Proposal for Landscape Maintenance Services for Phase 4 from Prince & Sons, was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register for review from February 1, 2024 through March 22, 2024 totaling \$344,442.16. She offered to answer any Board questions. Hearing none, there was a motion of approval.

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

**ii. Balance Sheet & Income Statement**

Ms. Burns presented the financials for the Boards review. 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 Ms. Schwenk, with all in favor, the meeting was adjourned.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

# SECTION IV

*Item will be  
provided under  
separate cover.*

# SECTION V

*Item will be  
provided under  
separate cover.*

# SECTION VI

*Item will be  
provided under  
separate cover.*

# SECTION VII



*Item will be  
provided under  
separate cover.*

# SECTION VIII

Lauren Gentry  
Kilinski | Van Wyk PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301

**VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS  
WITHIN DISTRICT EASEMENT**

This *Variance Agreement for Installation of Improvements within District Easement* ("Agreement") is entered into as of this 24 day of April, 2024, by and among the North Powerline Road Community Development District ("District"), a local unit of special purpose government created pursuant to the Chapter 190, Florida Statutes, with a mailing address of c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and the following owner(s) of the Property as defined herein ("Owner"):

Name of Owner: Heritage Homes of Florida, Inc

**WITNESSETH:**

**WHEREAS**, Owner is the owner of the real property identified below ("Property"):

Lots: Block 17, Lots 1-5; Block 18, Lots 4-6; Title of Plat: Deer Run  
Plat Book: 199, Pages: 37 et seq.; Recorded in the Official Records of Polk County, Florida; and

**WHEREAS**, Owner desires to install fencing along side lot lines ("Improvements") which extends to the hardscaping wall at the rear of each lot within a District "Private Wall and Drainage Easement" or "Private Landscape and Fence Easement" (each, an "Easement") on the Property ("License Area"), as shown on the Plat; and

**WHEREAS**, due to the District's legal interests in the Easement, among other reasons, Owner requires the District's consent before installing Improvements within the License Area; and

**WHEREAS**, the District has consented to the installation of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

**NOW, THEREFORE**, in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. **License for Improvements Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the District hereby grants Owner the right, privilege, and permission to install and maintain removable Improvements on the License Area.

3. **Owner Responsibilities.** Owner has the following responsibilities.
- a. Owner shall be fully responsible for the installation and maintenance of the Improvements and shall be responsible for ensuring that the installation and maintenance of the Improvements are conducted in compliance with all applicable laws, rules, and regulations (including but not limited to building codes, set back requirements, stormwater permits, community architectural requirements, etc.). **Please note that this Agreement grants approval from the District ONLY, and the Owner is solely responsible for obtaining approvals from and complying with requirements of all other jurisdictions, including the homeowner's association.**
  - b. Owner acknowledges that it may be necessary for the District to access the Easement area to perform maintenance or inspections of the wall or other infrastructure, or for other purposes associated with the Easement. Owner agrees to permit the District to access the Easement upon request, and agrees to notify the District if the wall or other District infrastructure should need maintenance or other attention.
  - c. The District, by entering into this Agreement, does not represent that the District has authority to provide all necessary approvals for the installation of the Improvements. Instead, Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work (including but not limited to any approvals of any applicable homeowner's association, as well as any other necessary legal interests and approvals).
  - d. Owner shall ensure that the installation and maintenance of the Improvements does not damage any property or improvements of the District or any third party's property, and, in the event of any such damage, Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option.
  - e. Owner's exercise of rights hereunder shall not interfere with the District's rights under the Easement. Further, if the Improvements include a fence, such fence shall be installed so as not to impede the flow of water through swales or other drainage structures. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any culvert pipe or utilities that may be located within the Easement. It shall be Owner's responsibility to locate and identify any such stormwater improvements and/or utilities. Further, Owner shall pay a licensed and insured professional contractor to mark any existing improvements and/or utilities prior to installation of the Improvements and to perform the work to install the Improvements. The District, its officers, supervisors, employees, professional staff and agents shall be named as a certificate holder under the contractor's, or Owner's, insurance policy for said work.
  - f. Additionally, Owner shall keep the License Area free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Owner's exercise of rights under this Agreement, and Owner shall immediately discharge any such claim or lien.

4. **Removal and/or Replacement of Improvements.** The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Easement(s) described above and agrees never to deny such interest or to interfere in any way with the District's use. Owner will exercise the privilege granted herein at Owner's own risk and agrees that Owner will never claim any damages against the District for any injuries or damages suffered on account of

the exercise of such privilege, regardless of the fault or negligence of the District. Owner agrees to promptly remove the Improvements at his/her own cost in the event that the District requires access to the Easement. Owner further acknowledges that, without notice, the District may remove all, or any portion or portions, of the Improvements installed upon the License Area at Owner's expense, and that the District is not obligated to return or re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or their supporting structure as a result of the removal.

**5. Indemnification.** Owner agrees to indemnify, defend and hold harmless the District, as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.

**6. Covenants Run with the Land.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the Property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns.

**7. Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

**8. Default.** A default by either party under this Agreement - including but not limited to Owner's failure to meet its obligations under Section 3 above - shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance.

**9. Enforcement; Attorney's Fees & Costs.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The exclusive venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in and for Polk County, Florida. The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**10. Counterparts.** This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and date first above written.

Signed, sealed and delivered  
in the presence of:

By: Alexandra Flores  
Print Name: Alexandra Flores  
Address: 5337 Millenia Lakes Blvd  
Orlando FL 32839

OWNER  
By: [Signature]  
Print Name: Brian Kittle

By: [Signature]  
Print Name: Barbara Stachnik  
Address: 5337 Millenia Lakes Blvd  
Orlando FL 32839

STATE OF FLORIDA        )  
COUNTY OF Orange    )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 24 day of April, 2024, by Brian Kittle on behalf of Mentage Homes of FL inc.. He/She  is personally known to me or  produced \_\_\_\_\_ as identification.

Alexandra Flores  
NOTARY PUBLIC

Alexandra Flores  
(Print, Type or Stamp Commissioned Name of Notary Public)

[signatures continue on following page]

[SIGNATURE PAGE TO VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS  
WITHIN DISTRICT EASEMENT]

Signed, sealed and delivered  
in the presence of:

DISTRICT

By: [Signature]  
Print Name: Michael H. Cassidy  
Address: 546 E Central Ave  
Winter Haven FL 33882

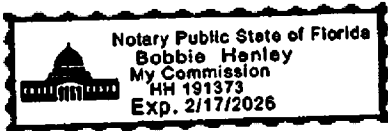
NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT

[Signature]  
Print Name: Warren K. Heath, II  
Title: Chairperson of the Board of Supervisors

By: [Signature]  
Print Name: Laura Spik  
Address: 546 E Central Ave  
Winter Haven 33882

STATE OF FLORIDA        )  
COUNTY OF POLK        )

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization this 21 day of April, 2024, by Warren K. Heath, II, as Chairperson of the Board of Supervisors  
of the North Powerline Road Community Development District, on behalf of said District. He  is personally  
known to me or  produced \_\_\_\_\_ as identification.



[Signature]  
NOTARY PUBLIC

[Signature]  
(Print, Type or Stamp Commissioned Name of Notary  
Public)

[end of signature pages]

# SECTION IX



# SECTION C

*Item will be  
provided under  
separate cover.*

# SECTION D

# SECTION 1

# North Powerline Road Community Development District

## Summary of Check Register

March 23, 2024 to April 26, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	3/29/24	673-674	\$ 1,797.50
	4/25/24	675-677	\$ -
	4/9/24	678-680	\$ 3,760.00
	4/12/24	681-688	\$ 14,296.04
	4/18/24	689-695	\$ 271,823.65
	4/26/24	696-697	\$ 2,010.00
			\$ 293,687.19
Capital Projects Fund			
	4/2/24	139	\$ 155,053.76
	4/25/24	140	\$ 23,287.50
			\$ 178,341.26
<b>Total Amount</b>			<b>\$ 472,028.45</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/29/24	00006	2/29/24	135	202402	330	57200	48000		RESTROOM DOOR	*	285.00		
		2/29/24	135	202402	320	53800	48000		DRAIN/SIGNS/LEVEL POND	*	1,472.50		
GOVERNMENTAL MANAGEMENT SERVICES-CF												1,757.50	000673
3/29/24	00053	3/22/24	57502873	202403	330	57200	48100		PEST CONTROL - MAR 24	*	40.00		
MASSEY SERVICES INC.												40.00	000674
4/25/24	00051	3/29/24	11982	202403	330	57200	48200		MONTHLY CLEANING - MAR24	*	550.00		
		3/29/24	11982	202403	330	57200	48200		TRASH COLLECT - MAR24	*	250.00		
		3/29/24	11982	202403	330	57200	48200		MONTHLY CLEANING - MAR24	V	550.00-		
		3/29/24	11982	202403	330	57200	48200		TRASH COLLECT - MAR24	V	250.00-		
CSS CLEAN STAR SERVICES CENTRAL FL												.00	000675
4/25/24	00050	4/01/24	22349	202404	330	57200	48500		POOL MAINTENANCE - APR24	*	2,750.00		
		4/01/24	22349	202404	330	57200	48500		POOL MAINTENANCE - APR24	V	2,750.00-		
RESORT POOL SERVICES												.00	000676
4/25/24	00068	1/01/24	1325	202401	320	53800	47300		IRRIGATION INSPECTION	*	70.00		
		2/01/24	1338	202402	320	53800	47300		IRRIGATION INSPECTION	*	70.00		
		3/01/24	1352	202403	320	53800	47300		IRRIGATION INSPECTION	*	70.00		
		1/01/24	1325	202401	320	53800	47300		IRRIGATION INSPECTION	V	70.00-		
		2/01/24	1338	202402	320	53800	47300		IRRIGATION INSPECTION	V	70.00-		
		3/01/24	1352	202403	320	53800	47300		IRRIGATION INSPECTION	V	70.00-		
RABALAC LANDSCAPE SOLUTIONS												.00	000677
4/09/24	00051	3/29/24	11982	202403	330	57200	48200		MONTHLY CLEANING - MAR24	*	550.00		
		3/29/24	11982	202403	330	57200	48200		TRASH COLLECT - MAR24	*	250.00		
CSS CLEAN STAR SERVICES CENTRAL FL												800.00	000678

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/09/24	00050	4/01/24	22349	202404	330	57200	48500		RESORT POOL SERVICES	*	2,750.00	2,750.00	000679
4/09/24	00068	1/01/24	1325	202401	320	53800	47300		IRRIGATION INSPECTION	*	70.00		
		2/01/24	1338	202402	320	53800	47300		IRRIGATION INSPECTION	*	70.00		
		3/01/24	1352	202403	320	53800	47300		IRRIGATION INSPECTION	*	70.00		
									RABALAC LANDSCAPE SOLUTIONS			210.00	000680
4/12/24	00057	4/02/24	DA040220	202404	310	51300	11000		SUPERVISOR FEE 04/02/24	*	200.00		
									DANIEL ARNETTE			200.00	000681
4/12/24	00058	4/02/24	EC040220	202404	310	51300	11000		SUPERVISOR FEE 04/02/24	*	200.00		
									EMILY J CASSIDY			200.00	000682
4/12/24	00006	4/01/24	133	202404	310	51300	34000		MANAGEMENT FEES - APR 24	*	3,333.33		
		4/01/24	133	202404	310	51300	35200		WEBSITE ADMIN - APR 24	*	105.00		
		4/01/24	133	202404	310	51300	35100		INFORMATION TECH - APR 24	*	157.50		
		4/01/24	133	202404	310	51300	31300		DISSEMINATION - APR 24	*	500.00		
		4/01/24	133	202404	330	57200	48300		AMENITY ACCESS - APR 24	*	437.50		
		4/01/24	133	202404	310	51300	51000		OFFICE SUPPLIES	*	.66		
		4/01/24	133	202404	310	51300	42000		POSTAGE	*	130.06		
		4/01/24	134	202404	320	53800	34000		FIELD MANAGEMENT - APR 24	*	1,378.17		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			6,042.22	000683
4/12/24	00066	4/12/24	04122024	202404	300	15500	10000		DR PLAYGRND LEASE MAY24	*	3,048.12		
									HNB PROPERTY, LLC			3,048.12	000684
4/12/24	00008	4/02/24	KC040220	202404	310	51300	11000		SUPERVISOR FEE 04/02/24	*	200.00		
									KEVIN CHINOY			200.00	000685

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 #
4/12/24	00009	4/02/24	LS040220	202404	310-51300	11000	SUPERVISOR FEE 04/02/24 LAUREN SCHWENK	*	200.00	200.00	000686
4/12/24	00067	3/27/24	490	202403	320-53800	49000	SWINE TRAPPING MAR 24 SWINE SOLUTIONS LLC	*	2,015.00	2,015.00	000687
4/12/24	00054	4/12/24	04122024	202404	300-15500	10000	PLAYGRND/FUR LEASE MAY24 WHFS, LLC	*	2,390.70	2,390.70	000688
4/18/24	00044	4/12/24	41224	202404	300-20700	10200	FY24 DS TXFR S.2020 4/12/24 41224 202404 300-20700-10200 FY24 DS TXFR S.2022 NORTH POWERLINE ROAD CDD C/O USBANK	*	149,474.50	262,903.83	000689
4/19/24	00049	4/01/24	INV-0191	202404	320-53800	47000	LAKE MAINTENANCE - APR 24 AQUAGENIX	*	918.00	918.00	000690
4/19/24	00032	2/19/24	8674	202401	310-51300	49100	BOUNDARY AMENDMENT #5 FEE KILINSKI / VAN WYK, PLLC	*	1,113.00	1,113.00	000691
4/19/24	00053	4/05/24	57915999	202404	330-57200	48100	PEST CONTROL - APR 24 MASSEY SERVICES INC.	*	40.00	40.00	000692
4/19/24	00034	4/01/24	12176	202404	320-53800	46200	LANDSCAPE MAINT - ARP 24 PRINCE & SONS INC.	*	3,820.42	3,820.42	000693
4/19/24	00068	4/01/24	1369	202404	320-53800	47300	IRRIGATION INSPECTION RABALAC LANDSCAPE SOLUTIONS	*	210.00	210.00	000694
4/19/24	00059	3/31/24	11677316	202404	330-57200	34500	SECURITY SERVICES MAR 24 SECURITAS SECURITY SERVICES USA,INC	*	2,818.40	2,818.40	000695
4/26/24	00032	4/17/24	9175	202403	310-51300	31500	GENERAL COUNSEL - MAR 24 KILINSKI / VAN WYK, PLLC	*	590.00	590.00	000696

NPRC NORTH POWER LI AGUZMAN



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/26/24	00034	5/01/24 12179	202404 320-53800-46200	PRINCE & SONS INC.	*	1,420.00	1,420.00 000697
						TOTAL FOR BANK A	293,687.19
						TOTAL FOR REGISTER	293,687.19

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/02/24	00038	10/30/23	PAYAPP#1 032 PH3	202403	600	20700	10100		FR#35	*	39,658.50		
		10/30/23	32805 032 PH3	202403	600	20700	10100		FR#35	*	44,065.00		
		11/29/23	PAYAPP#2 032 PH3	202403	600	20700	10100		FR#35	*	28,193.62		
		11/29/23	34407 032 PH3	202403	600	20700	10100		FR#35	*	31,326.25		
		12/29/23	PAYAPP#3 032 PH3	202403	600	20700	10100		FR#35	*	5,594.39		
		1/01/24	38030 032 PH3	202403	600	20700	10100		FR#35	*	6,216.00		
QUALITY BY DESIGN, INC.											155,053.76	000139	
4/25/24	00010	4/10/24	1236 032 PH3	202404	600	20700	10100		FR#36	*	23,287.50		
WILDMON CONSTRUCTION LLC											23,287.50	000140	
TOTAL FOR BANK B											178,341.26		
TOTAL FOR REGISTER											178,341.26		

# SECTION 2

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

***Unaudited Financial Reporting***  
***March 31, 2024***



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

	<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	\$ 1,053,311	\$ -	\$ -	\$ 1,053,311
Capital Projects Account	\$ -	\$ -	\$ 155,695	\$ 155,695
<b>Investments:</b>				
Capital Reserve - Money Market	\$ -	\$ -	\$ 75,711	\$ 75,711
<b>Series 2020</b>				
Reserve	\$ -	\$ 355,933	\$ -	\$ 355,933
Revenue	\$ -	\$ 618,078	\$ -	\$ 618,078
Prepayment	\$ -	\$ 286	\$ -	\$ 286
Construction - Phase 1	\$ -	\$ -	\$ 32	\$ 32
Construction - Phase 2	\$ -	\$ -	\$ 410	\$ 410
<b>Series 2022</b>				
Reserve	\$ -	\$ 538,156	\$ -	\$ 538,156
Revenue	\$ -	\$ 514,993	\$ -	\$ 514,993
Construction - Phase 3	\$ -	\$ -	\$ 136	\$ 136
Construction - Phase 4	\$ -	\$ -	\$ 628	\$ 628
Due from Developer	\$ 1,113	\$ -	\$ -	\$ 1,113
Due from General Fund	\$ -	\$ 259,699	\$ -	\$ 259,699
Prepaid Expenses	\$ 10,878	\$ -	\$ -	\$ 10,878
<b>Total Assets</b>	<b>\$ 1,065,302</b>	<b>\$ 2,287,144</b>	<b>\$ 232,612</b>	<b>\$ 3,585,058</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 4,728	\$ -	\$ 155,054	\$ 159,782
Due to Debt Service	\$ 259,699	\$ -	\$ -	\$ 259,699
Retainage Payable	\$ -	\$ -	\$ 256,053	\$ 256,053
<b>Total Liabilities</b>	<b>\$ 264,427</b>	<b>\$ -</b>	<b>\$ 411,107</b>	<b>\$ 675,534</b>
<b>Fund Balance:</b>				
<b>Nonspendable:</b>				
Prepaid Items	\$ 10,878	\$ -	\$ -	\$ 10,878
<b>Restricted for:</b>				
Debt Service - Series 2020	\$ -	\$ 1,121,949	\$ -	\$ 1,121,949
Debt Service - Series 2022	\$ -	\$ 1,165,195	\$ -	\$ 1,165,195
Capital Projects - Series 2020	\$ -	\$ -	\$ 1,083	\$ 1,083
Capital Projects - Series 2022	\$ -	\$ -	\$ (255,290)	\$ (255,290)
<b>Assigned for:</b>				
Capital Reserves	\$ -	\$ -	\$ 75,711	\$ 75,711
Unassigned	\$ 789,997	\$ -	\$ -	\$ 789,997
<b>Total Fund Balances</b>	<b>\$ 800,875</b>	<b>\$ 2,287,144</b>	<b>\$ (178,495)</b>	<b>\$ 2,909,524</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,065,302</b>	<b>\$ 2,287,144</b>	<b>\$ 232,612</b>	<b>\$ 3,585,058</b>

# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 632,269	\$ 632,269	\$ 630,666	\$ (1,602)
Assessments - Direct Bill	\$ 105,677	\$ 79,258	\$ 52,838	\$ (26,419)
Boundary Amendment Contributions	\$ -	\$ -	\$ 10,630	\$ 10,630
Lease Proceeds	\$ -	\$ -	\$ 130,999	\$ 130,999
Interest	\$ -	\$ -	\$ 37	\$ 37
<b>Total Revenues</b>	<b>\$ 737,946</b>	<b>\$ 711,526</b>	<b>\$ 825,170</b>	<b>\$ 113,644</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,200	\$ 3,800
Engineering	\$ 20,000	\$ 10,000	\$ 340	\$ 9,660
Attorney	\$ 30,000	\$ 15,000	\$ 8,331	\$ 6,669
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 3,500	\$ 3,500	\$ -
Trustee Fees	\$ 12,500	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 40,000	\$ 20,000	\$ 20,000	\$ -
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ -
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ -
Postage & Delivery	\$ 1,000	\$ 500	\$ 603	\$ (103)
Insurance	\$ 7,687	\$ 7,687	\$ 6,371	\$ 1,316
Copies	\$ 1,000	\$ 500	\$ 63	\$ 437
Legal Advertising	\$ 10,000	\$ 5,000	\$ 8,575	\$ (3,575)
Other Current Charges	\$ 5,000	\$ 2,500	\$ 240	\$ 2,260
Boundary Amendment Expenses	\$ -	\$ -	\$ 6,833	\$ (6,833)
Office Supplies	\$ 625	\$ 313	\$ 15	\$ 298
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 163,487</b>	<b>\$ 83,740</b>	<b>\$ 69,812</b>	<b>\$ 13,928</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	\$ 8,269	\$ 8,269	\$ -
Landscape Maintenance	\$ 100,000	\$ 50,000	\$ 31,432	\$ 18,568
Landscape Replacement	\$ 25,000	\$ 12,500	\$ 4,066	\$ 8,434
Lake Maintenance	\$ 21,600	\$ 10,800	\$ 5,508	\$ 5,292
Fountain Maintenance	\$ 1,800	\$ 900	\$ 150	\$ 750
Streetlights	\$ 75,000	\$ 37,500	\$ 52,232	\$ (14,732)
Electric	\$ 7,500	\$ 3,750	\$ 3,539	\$ 211
Water & Sewer	\$ 2,400	\$ 1,200	\$ 103	\$ 1,097
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 5,000	\$ 2,500	\$ 1,465	\$ 1,035
General Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ 3,177	\$ 4,323
Contingency	\$ 7,500	\$ 3,750	\$ 2,015	\$ 1,735
<b>Subtotal Field Expenditures</b>	<b>\$ 299,838</b>	<b>\$ 159,919</b>	<b>\$ 131,733</b>	<b>\$ 28,186</b>

# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 16,800	\$ 8,400	\$ 7,387	\$ 1,013
Amenity - Water	\$ 4,000	\$ 2,000	\$ 1,594	\$ 406
Playground Lease	\$ 53,688	\$ 26,844	\$ 15,002	\$ 11,843
Internet	\$ 2,000	\$ 1,000	\$ 639	\$ 361
Pest Control	\$ 630	\$ 315	\$ 240	\$ 75
Janitorial Services	\$ 10,800	\$ 5,400	\$ 4,050	\$ 1,350
Security Services	\$ 34,000	\$ 17,000	\$ 12,754	\$ 4,246
Pool Maintenance	\$ 36,000	\$ 18,000	\$ 18,035	\$ (35)
Amenity Access Management	\$ 5,250	\$ 2,625	\$ 2,625	\$ -
Amenity Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ 2,905	\$ 4,595
Contingency	\$ 7,500	\$ 3,750	\$ 4,625	\$ (875)
Capital Outlay	\$ -	\$ -	\$ 65,500	\$ (65,500)
<b>Subtotal Amenity Expenditures</b>	<b>\$ 185,668</b>	<b>\$ 92,834</b>	<b>\$ 135,354</b>	<b>\$ (42,520)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 485,506</b>	<b>\$ 252,753</b>	<b>\$ 267,087</b>	<b>\$ (14,334)</b>
<b>Total Expenditures</b>	<b>\$ 648,993</b>	<b>\$ 336,493</b>	<b>\$ 336,899</b>	<b>\$ (406)</b>
<b><i>Other Financing Uses</i></b>				
Transfer Out - Capital Reserves	\$ 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>\$ 336,493</b>	<b>\$ 336,899</b>	<b>\$ (406)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 488,271</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 312,604</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 800,875</b>	



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

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 1,511	\$ 1,511
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,511</b>	<b>\$ 1,511</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>\$ 1,511</b>	
<b>Other Financing Sources</b>				
Transfer In - General Fund	\$ 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>\$ -</b>	<b>\$ 1,511</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 74,200</b>	<b>\$ -</b>	<b>\$ 74,200</b>	
<b>Fund Balance - Ending</b>	<b>\$ 163,153</b>	<b>\$ -</b>	<b>\$ 75,711</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 March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 712,525	\$ 712,525	\$ 710,717	\$ (1,807)
Interest	\$ -	\$ -	\$ 15,153	\$ 15,153
<b>Total Revenues</b>	<b>\$ 712,525</b>	<b>\$ 712,525</b>	<b>\$ 725,870</b>	<b>\$ 13,346</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>\$ 500,067</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 258,989</b>		<b>\$ 621,882</b>	
<b>Fund Balance - Ending</b>	<b>\$ 259,907</b>		<b>\$ 1,121,949</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 March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 649,797	\$ 649,797	\$ 539,331	\$ (110,466)
Interest	\$ -	\$ -	\$ 32,957	\$ 32,957
<b>Total Revenues</b>	<b>\$ 649,797</b>	<b>\$ 649,797</b>	<b>\$ 572,287</b>	<b>\$ (77,510)</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>\$ (1,289,678)</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>\$ 1,165,195</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 March 31, 2024

	Adopted	Prorated Budget	Actual		Variance
	Budget	Thru 03/31/24	Thru 03/31/24		
<b>Revenues</b>					
Developer Contributions	\$ -	\$ -	\$ 744	\$	744
Interest	\$ -	\$ -	\$ 217	\$	217
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 961</b>	<b>\$</b>	<b>961</b>
<b>Expenditures:</b>					
Capital Outlay - Phase 1	\$ -	\$ -	\$ 276	\$	(276)
Admin Contingency	\$ -	\$ -	\$ 234	\$	(234)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 978</b>	<b>\$</b>	<b>(978)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (17)</b>		
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,100</b>		
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,083</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 March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 830,552	\$ 830,552
Interest	\$ -	\$ -	\$ 34	\$ 34
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 830,586</b>	<b>\$ 830,586</b>
<b>Expenditures:</b>				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 662,315	\$ (662,315)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 168,911	\$ (168,911)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 831,226</b>	<b>\$ (831,226)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (640)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (254,650)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (255,290)</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	\$ 129,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630,666
Assessments - Direct Bill	\$ -	\$ -	\$ 52,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,838
Boundary Amendment Contributions	\$ 3,796	\$ -	\$ -	\$ -	\$ 5,720	\$ 1,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,630
Lease Proceeds	\$ 130,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,999
Interest	\$ 3	\$ 2	\$ 6	\$ 9	\$ 8	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37
<b>Total Revenues</b>	<b>\$ 134,806</b>	<b>\$ 4,319</b>	<b>\$ 548,164</b>	<b>\$ 1,596</b>	<b>\$ 135,163</b>	<b>\$ 1,122</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 825,170</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200
Engineering	\$ 340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 340
Attorney	\$ 1,060	\$ 1,559	\$ 754	\$ 2,231	\$ 2,138	\$ 590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,331
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 1,000	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Trustee Fees	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Postage & Delivery	\$ 53	\$ 26	\$ -	\$ 349	\$ 138	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 603
Insurance	\$ 6,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,371
Printing & Binding	\$ -	\$ -	\$ 62	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63
Legal Advertising	\$ 8,240	\$ -	\$ -	\$ 335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,575
Other Current Charges	\$ 39	\$ 40	\$ 39	\$ 39	\$ 42	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240
Boundary Amendment Expenses	\$ 1,257	\$ 2,906	\$ 1,558	\$ 1,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,833
Office Supplies	\$ 4	\$ 1	\$ 3	\$ 0	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 28,635</b>	<b>\$ 9,627</b>	<b>\$ 6,512</b>	<b>\$ 13,254</b>	<b>\$ 7,016</b>	<b>\$ 4,768</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 69,812</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	\$ 1,378	\$ 1,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,269
Landscape Maintenance	\$ 6,400	\$ 6,400	\$ 6,380	\$ 6,380	\$ -	\$ 5,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,432
Landscape Replacement	\$ -	\$ 3,460	\$ 606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,066
Lake Maintenance	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,508
Fountain Maintenance	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Streetlights	\$ 5,362	\$ 11,328	\$ 5,360	\$ 10,379	\$ 9,901	\$ 9,901	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,232
Electric	\$ 698	\$ 990	\$ 310	\$ 303	\$ 644	\$ 594	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,539
Water & Sewer	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 695	\$ 78	\$ 185	\$ 284	\$ 70	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,465
General Repairs & Maintenance	\$ 790	\$ 380	\$ -	\$ 535	\$ 1,473	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,177
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,015
<b>Subtotal Field Expenditures</b>	<b>\$ 36,186</b>	<b>\$ 24,949</b>	<b>\$ 15,155</b>	<b>\$ 20,195</b>	<b>\$ 14,401</b>	<b>\$ 20,847</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 131,733</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	\$ -	\$ 899	\$ 993	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,387
Amenity - Water	\$ 255	\$ 232	\$ 273	\$ 212	\$ 235	\$ 387	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,594
Playground Lease	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 5,439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,002
Internet	\$ 110	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 639
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240
Janitorial Services	\$ 550	\$ 550	\$ 550	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,050
Security Services	\$ 2,847	\$ 2,363	\$ 2,818	\$ 2,363	\$ 2,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,754
Pool Maintenance	\$ 1,500	\$ 2,670	\$ 1,720	\$ 6,645	\$ 2,750	\$ 2,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,035
Amenity Access Management	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,625
Amenity Repairs & Maintenance	\$ 1,117	\$ 465	\$ -	\$ 1,038	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,905
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>\$ 13,354</b>	<b>\$ 5,513</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 135,354</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 47,054</b>	<b>\$ 37,311</b>	<b>\$ 94,382</b>	<b>\$ 34,226</b>	<b>\$ 27,755</b>	<b>\$ 26,360</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 267,087</b>
<b>Total Expenditures</b>	<b>\$ 75,688</b>	<b>\$ 46,938</b>	<b>\$ 100,894</b>	<b>\$ 47,480</b>	<b>\$ 34,771</b>	<b>\$ 31,128</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 336,899</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>\$ 47,480</b>	<b>\$ 34,771</b>	<b>\$ 31,128</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 336,899</b>
<b>Net Change in Fund Balance</b>	<b>\$ 59,117</b>	<b>\$ (42,619)</b>	<b>\$ 447,270</b>	<b>\$ (45,884)</b>	<b>\$ 100,392</b>	<b>\$ (30,005)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 488,271</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**

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	Series 2020 Debt Service	Series 2022 Debt Service	Total
							33.53%	37.79%	28.68%	100.00%
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
02/09/24	01/01/24-01/31/24	\$406,048.10	(\$12,183.20)	(\$7,877.30)	\$0.00	\$385,987.60	\$129,434.52	\$145,863.77	\$110,689.31	\$385,987.60
<b>TOTAL</b>		<b>\$ 1,991,852.98</b>	<b>\$ (76,426.32)</b>	<b>\$ (38,714.03)</b>	<b>\$ 4,001.68</b>	<b>\$ 1,880,714.31</b>	<b>\$ 630,666.25</b>	<b>\$ 710,717.33</b>	<b>\$ 539,330.73</b>	<b>\$ 1,880,714.31</b>

<b>99.75%</b>	<b>Net Percent Collected</b>
<b>\$ 4,782.51</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	Due	Check	Amount	Operations &	
Received	Date	Number	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>

# SECTION 3



April 19, 2024

Samantha Ham – Recording Secretary  
North Powerline Road CDD  
219 E. Livingston Street  
Orlando, Florida 32801-1508



**RE: North Powerline Road Community Development District Registered Voters**

Dear Ms. Ham,

In response to your request, there are currently **478** registered voters within the North Powerline Road Community Development District. This number of registered voters in said District as of **April 15, 2024**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Lori Edwards". The signature is written in a cursive, flowing style.

Lori Edwards  
Supervisor of Elections  
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

**PolkElections.gov**

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Para asistencia en Español, por favor de llamar al (863) 534-5888