

*North Powerline Road  
Community Development District*

*Meeting Agenda*

*August 6, 2024*

# AGENDA



# *North Powerline Road*

## *Community Development District*

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

July 30, 2024

### **Board of Supervisors Meeting** **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, August 6, 2024 at 10:00 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

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

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

**Meeting ID:** 830 3263 0323

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the May 7, 2024 Board of Supervisors Meeting
4. Public Hearings
  - A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget
    - i. Consideration of Resolution 2024-08 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds
  - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
    - i. Consideration of Resolution 2024-09 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2024-10 Declaring Vacancy (Seat #5)
6. Consideration of Resolution 2024-11 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025
7. Consideration of the Adoption of Goals and Objectives for the District
8. Presentation of Fiscal Year 2023 Audit Report
9. Ratification of Traffic Control Jurisdiction Agreement with the City of Davenport
10. Discussion Regarding Parking on Tiny Flower Road
11. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal for Speed Limit Signs (*proposal to be provided under separate cover*)

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

- ii. Consideration of Proposal for Pond Plantings
- iii. Consideration of Proposal for Pool Plaster Repair

D. District Manager's Report

- i. Approval of Check Register
- ii. Balance Sheet & Income Statement

12. Other Business

13. Supervisors Requests and Audience Comments

14. Adjournment

# MINUTES

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

The regular meeting of the Board of Supervisors of the North Powerline Road Community Development District was held on Tuesday, **May 7, 2024** at 10:04 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath  
Lauren Schwenk *by Zoom*  
Daniel Arnette *joined late*  
Emily Cassidy  
Kevin Chinoy

Chairman  
Vice Chairperson  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Lauren Gentry  
Marshall Tindall *by Zoom*

District Manager, GMS  
District Counsel, Kilinski Van Wyk  
Field Manager, GMS

*The following is a summary of the discussions and actions taken at the May 7, 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 constituting a quorum and one Board member joining via Zoom.

**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, but there were members of the public joining via Zoom.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 2, 2024  
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the April 2, 2024 and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Minutes of the April 2, 2024 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2024-06  
Designating a Date, Time, and Location  
for a Landowners' Meeting and Election  
(November 5, 2024 Board Meeting)**

Ms. Burns presented Resolution 2024-06 to the Board. She stated by statute this did not need to be held the first Tuesday of November. After discussion, it was decided to have the North Powerline Road regular meeting and Landowners' meeting on Wednesday November 20, 2024 at 10:00 a.m.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Resolution 2024-06 Setting the Landowners' Election for November 20, 2024 at 10:00 a.m. at the Current Location, was approved.

Ms. Burns noted they have two seats transitioning to resident control. She explained this is for the third seat that is still handled by the landowner election that they hold there. There is one seat up for election that day, but there are two other seats that must be filled by residents of the District. There are proxies and ballots available for any residents who need them in this agenda and it is also available on the website or by contacting her office.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2024-07  
Directing Chairman and District Staff to  
File a Petition Amending District  
Boundaries**

Ms. Gentry stated they previously adopted a resolution authorizing this boundary amendment. She explained that this resolution is updated to include additional legal descriptions that they have received for the property to be included in that. She was happy to answer any questions.

On MOTION by Mr. Chinoy, seconded by Mr. Heath, with all in favor, Resolution 2024-07 Directing Chairman and District Staff to File a Petition Amending District Boundaries, was approved.

**SIXTH ORDER OF BUSINESS****Consideration of Conveyance Documents  
for Bella Vita Phase 3**

Ms. Burns presented the conveyance documents for Bella Vita Phase 3 to the Board. She noted they have a couple of punch list items that are pending on this.

**SEVENTH ORDER OF BUSINESS****Consideration of Conveyance Documents  
for Deer Run Phase 4**

Ms. Burns presented the conveyance documents for Deer Run Phase 4. She noted they have a couple of punch list items that are pending on this.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Conveyance Documents for Bella Vita Phase 3 and the Conveyance Documents for Deer Run Phase 4 Pending the Completion of the Punch List items, was approved.

**EIGHTH ORDER OF BUSINESS****Ratification of Variance Agreement for  
Installation of Improvements within  
District Easement**

*\*Daniel Arnette joined the meeting at this time.*

*\*Rennie Heath left the meeting at this time.*

Ms. Burns stated they were contacted by Meritage Homes. They have a portion of lots that backed up to a CDD retaining wall that they were requesting the residents be able to fence. She noted that they got with Ms. Gentry who drafted an agreement prior to any of those lots selling to residents. She explained that they could deal with this issue via a recorded Variance Agreement and that would allow residents to fence up to the retaining wall. She added that they would do so with the understanding that if that retaining wall ever needed any kind of maintenance, they would allow the CDD onto their property in order to do so. She noted that was signed by Meritage and recorded and it goes with the land, so anybody who purchased those lots has the ability to install a fence through that easement area. It only applies to the portion that is referenced in the agreement. It was signed by the Chairman outside of the meeting.

On MOTION by Mr. Chinoy, seconded by Ms. Cassidy, with all in favor, the Variance Agreement for Installation of Improvements within District Easement, was ratified.

**NINTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Ms. Gentry had nothing to report to the Board.

**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. He noted they have been assimilating Phase 4 as approved. That landscape contract has gone into effect. The landscapers are out there currently sorting out irrigation and making sure everything is cleaned and maintained. They are continuing to monitor all the other phases as normal. The landscaping overall looks good. The new annuals went in at the entrances. The pool area looks fine. The routine reviews found loose coping around the edge of the pool. He noted they had staff go through and pick up the coping and clean it and then re-adhere any that were loose to make sure that they were secure. Beyond that, they had complaints on traffic issues. They are working to create a small obstacle using a standard roadway end sign to block a sidewalk that they were using. They are also going to make some minor adjustments to a parking end cap arrow sign, and they are going to shift it over a little to accommodate some concerns with an intersection. Ms. Burns pointed out that most of the complaints that are coming from their office are as a result of those HOA fines that are being sent in and not part of the CDD parking policy. She made the Board aware that they are getting a decent amount of calls on that issue and they are redirecting them to the HOA as the entity that is enforcing that policy from their covenants and restrictions. She noted as far as the CDD is concerned, they designated parking areas that are available to members of the public on a first come first serve basis.

**D. District Manager's Report****i. Approval of Check Register**

Ms. Burns presented the check register to the Board. She offered to answer any Board questions. Hearing no questions, there was a motion of approval.

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

**ii. Balance Sheet & Income Statement**

Ms. Burns presented the financials through the month of March for the Board's review. There was no action necessary from the Board.

**iii. Presentation of Number of Registered Voters – 478**

Ms. Burns stated the number of registered voters within the District is 478.

**iv. Discussion Regarding Meeting Date & Time**

Ms. Burns stated when they adopt the meeting schedule, they will present it moving the meeting to November 20, 2024 at 10:00 a.m.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience  
Comments**

Resident Ashley asked what part was being shortened to make the traffic flow a lot easier. Mr. Tindall responded that it was the first intersection coming in off the main road. Ms. Burns responded that instead of removing that parking all together, they are shortening it. They are going to move the sign to make the parking area shorter so there is still a little bit of parking, but it is more centered in the middle of the road. She asked that the residents keep them posted if it doesn't work after they move that sign to shorten the area. Resident Ashley asked if they were able to reiterate to residents from the CDD's side that it is meant for just guest parking. She noted that they were getting a lot of pushbacks from. Ms. Burns responded that as a unit of government, they don't have a lot of enforcement over private lots. She added that they have to allow those to be open to members of the public.



**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Ms. Cassidy, seconded by Mr. Arnette, with all in favor, the meeting was adjourned.
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\_\_\_\_\_  
Secretary / Assistant Secretary

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

## SECTION IV

# SECTION A

# SECTION 1

## RESOLUTION 2024-08

### THE ANNUAL APPROPRIATION RESOLUTION OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the North Powerline Road Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

#### SECTION 1. BUDGET

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

Powerline Road Community Development District for the Fiscal Year Ending September 30, 2025.”

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

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

**PASSED AND ADOPTED THIS 6TH DAY OF AUGUST 2024.**

ATTEST:

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

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

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Exhibit A:** Adopted Budget

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

***Proposed Budget***  
***FY2025***





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**North Powerline Road**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
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**Revenues**

Assessments - Roll	\$ 632,269	\$ 636,102	\$ -	\$ 636,102	\$ 887,027
Assessments - Direct	\$ 105,677	\$ 52,838	\$ 52,838	\$ 105,677	\$ -
Boundary Amendment Contributions	\$ -	\$ 12,564	\$ -	\$ 12,564	\$ -
Interest	\$ -	\$ 57	\$ -	\$ 57	\$ -
Lease Proceeds	\$ -	\$ 130,999	\$ -	\$ 130,999	\$ -
Miscellaneous	\$ -	\$ 250	\$ -	\$ 250	\$ -

<b>Total Revenues</b>	<b>\$ 737,946</b>	<b>\$ 832,811</b>	<b>\$ 52,838</b>	<b>\$ 885,649</b>	<b>\$ 887,027</b>
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**Expenditures**

**Administrative**

Supervisor Fees	\$ 12,000	\$ 4,000	\$ 3,000	\$ 7,000	\$ 12,000
Engineering	\$ 20,000	\$ 340	\$ 600	\$ 940	\$ 17,500
Attorney	\$ 30,000	\$ 15,907	\$ 5,302	\$ 21,210	\$ 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	\$ 5,500	\$ 2,000	\$ 7,500	\$ 9,000
Trustee Fees	\$ 12,500	\$ 8,081	\$ -	\$ 8,081	\$ 20,205
Management Fees	\$ 40,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 45,000
Information Technology	\$ 1,890	\$ 1,418	\$ 473	\$ 1,890	\$ 1,985
Website Maintenance	\$ 1,260	\$ 945	\$ 315	\$ 1,260	\$ 1,323
Postage & Delivery	\$ 1,000	\$ 929	\$ 310	\$ 1,239	\$ 1,000
Insurance	\$ 7,687	\$ 6,371	\$ -	\$ 6,371	\$ 8,840
Copies	\$ 1,000	\$ 63	\$ 25	\$ 88	\$ 500
Legal Advertising	\$ 10,000	\$ 8,829	\$ 2,894	\$ 11,723	\$ 10,000
Other Current Charges	\$ 5,000	\$ 364	\$ 165	\$ 529	\$ 2,500
Boundary Amendment Expenses	\$ -	\$ 8,767	\$ -	\$ 8,767	\$ -
Office Supplies	\$ 625	\$ 22	\$ 15	\$ 37	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<b>Total Administrative</b>	<b>\$ 163,487</b>	<b>\$ 98,662</b>	<b>\$ 31,499</b>	<b>\$ 130,161</b>	<b>\$ 176,627</b>
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**North Powerline Road**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
<u>Operations &amp; Maintenance</u>					
<b>Field Expenditures</b>					
Property Insurance	\$ 20,000	\$ 19,777	\$ -	\$ 19,777	\$ 27,500
Field Management	\$ 16,538	\$ 12,404	\$ 4,134	\$ 16,538	\$ 20,000
Landscape Maintenance	\$ 100,000	\$ 59,255	\$ 19,752	\$ 79,007	\$ 160,000
Landscape Replacement	\$ 25,000	\$ 4,066	\$ 1,500	\$ 5,566	\$ 25,000
Lake Maintenance	\$ 21,600	\$ 8,262	\$ 2,754	\$ 11,016	\$ 15,204
Fountain Maintenance	\$ 1,800	\$ 150	\$ 600	\$ 750	\$ 1,800
Streetlights	\$ 75,000	\$ 83,408	\$ 27,803	\$ 111,211	\$ 112,000
Electric	\$ 7,500	\$ 6,017	\$ 2,006	\$ 8,023	\$ 9,000
Water & Sewer	\$ 2,400	\$ 137	\$ 225	\$ 362	\$ 2,400
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 5,015	\$ 1,672	\$ 6,687	\$ 5,000
General Repairs & Maintenance	\$ 15,000	\$ 4,789	\$ 1,596	\$ 6,385	\$ 20,000
Contingency	\$ 7,500	\$ 3,965	\$ 1,500	\$ 5,465	\$ 7,500
<b>Subtotal Field Expenditures</b>	<b>\$ 299,838</b>	<b>\$ 207,245</b>	<b>\$ 64,791</b>	<b>\$ 272,036</b>	<b>\$ 407,904</b>
<b>Amenity Expenditures</b>					
Amenity - Electric	\$ 16,800	\$ 11,243	\$ 5,622	\$ 16,865	\$ 18,000
Amenity - Water	\$ 4,000	\$ 2,374	\$ 791	\$ 3,165	\$ 4,000
Playground Lease	\$ 53,688	\$ 36,757	\$ 16,316	\$ 53,073	\$ 53,688
Internet	\$ 2,000	\$ 963	\$ 330	\$ 1,293	\$ 2,000
Pest Control	\$ 630	\$ 360	\$ 720	\$ 1,080	\$ 648
Janitorial Services	\$ 10,800	\$ 6,525	\$ 2,175	\$ 8,700	\$ 14,060
Security Services	\$ 34,000	\$ 23,320	\$ 7,773	\$ 31,093	\$ 34,000
Pool Maintenance	\$ 36,000	\$ 26,955	\$ 8,985	\$ 35,940	\$ 33,300
Amenity Management	\$ 5,250	\$ 3,938	\$ 1,313	\$ 5,250	\$ 15,000
Amenity Repairs & Maintenance	\$ 15,000	\$ 6,020	\$ 2,007	\$ 8,027	\$ 12,500
Hog Trap	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Contingency	\$ 7,500	\$ 4,625	\$ 2,875	\$ 7,500	\$ 7,500
Capital Outlay	\$ -	\$ 65,500	\$ -	\$ 65,500	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ 185,668</b>	<b>\$ 188,579</b>	<b>\$ 48,907</b>	<b>\$ 237,486</b>	<b>\$ 207,196</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 485,506</b>	<b>\$ 395,824</b>	<b>\$ 113,699</b>	<b>\$ 509,522</b>	<b>\$ 615,100</b>
<u>Other Expenditures</u>					
Capital Reserves	\$ 88,953	\$ -	\$ 88,953	\$ 88,953	\$ 95,300
<b>Total Other Expenditures</b>	<b>\$ 88,953</b>	<b>\$ -</b>	<b>\$ 88,953</b>	<b>\$ 88,953</b>	<b>\$ 95,300</b>
<b>Total Expenditures</b>	<b>\$ 737,946</b>	<b>\$ 494,486</b>	<b>\$ 234,150</b>	<b>\$ 728,636</b>	<b>\$ 887,027</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 338,325</b>	<b>\$ (181,312)</b>	<b>\$ 157,013</b>	<b>\$ -</b>

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)
	<b>1104.37</b>	<b>1912</b>		<b>\$887,027.49</b>				

# 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.

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#### **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 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
<b><u>Revenues</u></b>					
Interest	\$ -	\$ 2,753	\$ 918	\$ 3,670	\$ 2,000
Carry Forward Surplus	\$ 74,200	\$ -	\$ -	\$ -	\$ 92,623
<b>Total Revenues</b>	<b>\$ 74,200</b>	<b>\$ 2,753</b>	<b>\$ 918</b>	<b>\$ 3,670</b>	<b>\$ 94,623</b>
<b><u>Expenditures</u></b>					
Chair Lift Replacement	\$ -	\$ -	\$ -	\$ -	\$ 10,500
Fountain Replacement	\$ -	\$ -	\$ -	\$ -	\$ 13,500
Playground Fence	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 1,000
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,000</b>
<b><u>Other Financing Sources</u></b>					
Transfer In/(Out)	\$ 88,953	\$ -	\$ 88,953	\$ 88,953	\$ 95,300
<b>Total Other Sources/(Uses)</b>	<b>\$ 88,953</b>	<b>\$ -</b>	<b>\$ 88,953</b>	<b>\$ 88,953</b>	<b>\$ 95,300</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 163,153</b>	<b>\$ 2,753</b>	<b>\$ 89,871</b>	<b>\$ 92,623</b>	<b>\$ 154,923</b>

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

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments	\$ 712,525	\$ 716,843	\$ -	\$ 716,843	\$ 712,525
Interest	\$ -	\$ 26,003	\$ 8,668	\$ 34,670	\$ 8,000
Carry Forward Surplus	\$ 258,989	\$ 265,949	\$ -	\$ 265,949	\$ 305,857
<b>Total Revenues</b>	<b>\$ 971,513</b>	<b>\$ 1,008,795</b>	<b>\$ 8,668</b>	<b>\$ 1,017,463</b>	<b>\$ 1,026,381</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$ 711,606</b>	<b>\$ 711,606</b>	<b>\$ -</b>	<b>\$ 711,606</b>	<b>\$ 714,781</b>
<b>Net Change in Fund Balance</b>	<b>\$ 259,907</b>	<b>\$ 297,189</b>	<b>\$ 8,668</b>	<b>\$ 305,857</b>	<b>\$ 311,600</b>

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

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
	<b>\$ 12,155,000.00</b>	<b>\$ 7,942,481.34</b>	<b>\$ 20,581,631.34</b>	

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

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments	\$ 649,797	\$ 543,979	\$ 105,817	\$ 649,797	\$ 533,100
Assessments - Prepayments	\$ -	\$ 99,533	\$ -	\$ 99,533	\$ -
Interest	\$ -	\$ 45,287	\$ 15,096	\$ 60,383	\$ 30,000
Carry Forward Surplus	\$ 281,620	\$ 1,916,717	\$ -	\$ 1,916,717	\$ 426,912
<b>Total Revenues</b>	<b>\$ 931,416</b>	<b>\$ 2,605,517</b>	<b>\$ 120,913</b>	<b>\$ 2,726,430</b>	<b>\$ 990,012</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ 256,966	\$ 256,966	\$ -	\$ 256,966	\$ 206,778
Special Call - 11/1	\$ -	\$ 1,605,000	\$ -	\$ 1,605,000	\$ -
Principal Expense - 5/1	\$ 135,000	\$ 115,000	\$ -	\$ 115,000	\$ 115,000
Interest Expense - 5/1	\$ 256,966	\$ 212,553	\$ -	\$ 212,553	\$ 206,778
Special Call - 08/1	\$ -	\$ -	\$ 110,000	\$ 110,000	\$ -
<b>Total Expenditures</b>	<b>\$ 648,931</b>	<b>\$ 2,189,519</b>	<b>\$ 110,000</b>	<b>\$ 2,299,519</b>	<b>\$ 528,556</b>
<b>Net Change in Fund Balance</b>	<b>\$ 282,485</b>	<b>\$ 415,999</b>	<b>\$ 10,913</b>	<b>\$ 426,912</b>	<b>\$ 461,455</b>

Interest Expense - 11/1	\$ 204,047
<b>Total</b>	<b>\$ 204,047</b>

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	\$ 13,600.02	\$ 850.00	\$913.98
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	\$ 533,100		

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

Date	Balance	Principal	Interest	Total
11/01/24	\$ 7,460,000.00	\$ -	\$ 206,778.13	\$ 206,778.13
05/01/25	\$ 7,460,000.00	\$ 115,000.00	\$ 206,778.13	\$ -
11/01/25	\$ 7,345,000.00	\$ -	\$ 204,046.88	\$ 525,825.00
05/01/26	\$ 7,345,000.00	\$ 125,000.00	\$ 204,046.88	
11/01/26	\$ 7,220,000.00	\$ -	\$ 201,078.13	\$ 530,125.00
05/01/27	\$ 7,220,000.00	\$ 130,000.00	\$ 201,078.13	
11/01/27	\$ 7,090,000.00	\$ -	\$ 197,990.63	\$ 529,068.75
05/01/28	\$ 7,090,000.00	\$ 135,000.00	\$ 197,990.63	
11/01/28	\$ 6,955,000.00	\$ -	\$ 194,446.88	\$ 527,437.51
05/01/29	\$ 6,955,000.00	\$ 145,000.00	\$ 194,446.88	
11/01/29	\$ 6,810,000.00	\$ -	\$ 190,640.63	\$ 530,087.50
05/01/30	\$ 6,810,000.00	\$ 150,000.00	\$ 190,640.63	
11/01/30	\$ 6,660,000.00	\$ -	\$ 186,703.13	\$ 527,343.75
05/01/31	\$ 6,660,000.00	\$ 160,000.00	\$ 186,703.13	
11/01/31	\$ 6,500,000.00	\$ -	\$ 182,503.13	\$ 529,206.25
05/01/32	\$ 6,500,000.00	\$ 165,000.00	\$ 182,503.13	
11/01/32	\$ 6,335,000.00	\$ -	\$ 178,171.88	\$ 525,675.00
05/01/33	\$ 6,335,000.00	\$ 175,000.00	\$ 178,171.88	
11/01/33	\$ 6,160,000.00	\$ -	\$ 173,250.00	\$ 526,421.88
05/01/34	\$ 6,160,000.00	\$ 185,000.00	\$ 173,250.00	
11/01/34	\$ 5,975,000.00	\$ -	\$ 168,046.88	\$ 526,296.88
05/01/35	\$ 5,975,000.00	\$ 200,000.00	\$ 168,046.88	
11/01/35	\$ 5,775,000.00	\$ -	\$ 162,421.88	\$ 530,468.75
05/01/36	\$ 5,775,000.00	\$ 210,000.00	\$ 162,421.88	
11/01/36	\$ 5,565,000.00	\$ -	\$ 156,515.63	\$ 528,937.50
05/01/37	\$ 5,565,000.00	\$ 220,000.00	\$ 156,515.63	
11/01/37	\$ 5,345,000.00	\$ -	\$ 150,328.13	\$ 526,843.75
05/01/38	\$ 5,345,000.00	\$ 235,000.00	\$ 150,328.13	

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

Date		Balance		Principal		Interest		Total
11/01/38	\$	5,110,000.00	\$	-	\$	143,718.75	\$	529,046.88
05/01/39	\$	5,110,000.00	\$	245,000.00	\$	143,718.75		
11/01/39	\$	4,865,000.00	\$	-	\$	136,828.13	\$	525,546.88
05/01/40	\$	4,865,000.00	\$	260,000.00	\$	136,828.13		
11/01/40	\$	4,605,000.00	\$	-	\$	129,515.63	\$	526,343.75
05/01/41	\$	4,605,000.00	\$	275,000.00	\$	129,515.63		
11/01/41	\$	4,330,000.00	\$	-	\$	121,781.25	\$	526,296.88
05/01/42	\$	4,330,000.00	\$	295,000.00	\$	121,781.25		
11/01/42	\$	4,035,000.00	\$	-	\$	113,484.38	\$	530,265.63
05/01/43	\$	4,035,000.00	\$	310,000.00	\$	113,484.38		
11/01/43	\$	3,725,000.00	\$	-	\$	104,765.63	\$	528,250.00
05/01/44	\$	3,725,000.00	\$	325,000.00	\$	104,765.63		
11/01/44	\$	3,400,000.00	\$	-	\$	95,625.00	\$	525,390.63
05/01/45	\$	3,400,000.00	\$	345,000.00	\$	95,625.00		
11/01/45	\$	3,055,000.00	\$	-	\$	85,921.88	\$	526,546.88
05/01/46	\$	3,055,000.00	\$	365,000.00	\$	85,921.88		
11/01/46	\$	2,690,000.00	\$	-	\$	75,656.25	\$	526,578.13
05/01/47	\$	2,690,000.00	\$	385,000.00	\$	75,656.25		
11/01/47	\$	2,305,000.00	\$	-	\$	64,828.13	\$	525,484.38
05/01/48	\$	2,305,000.00	\$	410,000.00	\$	64,828.13		
11/01/48	\$	1,895,000.00	\$	-	\$	53,296.88	\$	528,125.00
05/01/49	\$	1,895,000.00	\$	435,000.00	\$	53,296.88		
11/01/49	\$	1,460,000.00	\$	-	\$	41,062.50	\$	529,359.38
05/01/50	\$	1,460,000.00	\$	460,000.00	\$	41,062.50		
11/01/50	\$	1,000,000.00	\$	-	\$	28,125.00	\$	529,187.50
05/01/51	\$	1,000,000.00	\$	485,000.00	\$	28,125.00		
11/01/51	\$	515,000.00	\$	-	\$	14,484.38	\$	527,609.38
05/01/52	\$	515,000.00	\$	515,000.00	\$	14,484.38	\$	529,484.38
			\$	7,460,000.00	\$	7,524,031.26	\$	14,984,031.26

## SECTION B

# SECTION 1



## RESOLUTION 2024-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), attached hereto as **Exhibit “A**,” and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2024/2025; and

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

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

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

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

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

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

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

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A”** and **“B.”**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A”** and **“B.”** Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2024/2025, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

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

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

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

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

**PASSED AND ADOPTED THIS 6TH DAY OF AUGUST 2024.**

ATTEST:

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget

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

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

***Proposed Budget***  
***FY2025***



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**North Powerline Road**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
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**Revenues**

Assessments - Roll	\$ 632,269	\$ 636,102	\$ -	\$ 636,102	\$ 887,027
Assessments - Direct	\$ 105,677	\$ 52,838	\$ 52,838	\$ 105,677	\$ -
Boundary Amendment Contributions	\$ -	\$ 12,564	\$ -	\$ 12,564	\$ -
Interest	\$ -	\$ 57	\$ -	\$ 57	\$ -
Lease Proceeds	\$ -	\$ 130,999	\$ -	\$ 130,999	\$ -
Miscellaneous	\$ -	\$ 250	\$ -	\$ 250	\$ -

<b>Total Revenues</b>	<b>\$ 737,946</b>	<b>\$ 832,811</b>	<b>\$ 52,838</b>	<b>\$ 885,649</b>	<b>\$ 887,027</b>
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**Expenditures**

**Administrative**

Supervisor Fees	\$ 12,000	\$ 4,000	\$ 3,000	\$ 7,000	\$ 12,000
Engineering	\$ 20,000	\$ 340	\$ 600	\$ 940	\$ 17,500
Attorney	\$ 30,000	\$ 15,907	\$ 5,302	\$ 21,210	\$ 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	\$ 5,500	\$ 2,000	\$ 7,500	\$ 9,000
Trustee Fees	\$ 12,500	\$ 8,081	\$ -	\$ 8,081	\$ 20,205
Management Fees	\$ 40,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 45,000
Information Technology	\$ 1,890	\$ 1,418	\$ 473	\$ 1,890	\$ 1,985
Website Maintenance	\$ 1,260	\$ 945	\$ 315	\$ 1,260	\$ 1,323
Postage & Delivery	\$ 1,000	\$ 929	\$ 310	\$ 1,239	\$ 1,000
Insurance	\$ 7,687	\$ 6,371	\$ -	\$ 6,371	\$ 8,840
Copies	\$ 1,000	\$ 63	\$ 25	\$ 88	\$ 500
Legal Advertising	\$ 10,000	\$ 8,829	\$ 2,894	\$ 11,723	\$ 10,000
Other Current Charges	\$ 5,000	\$ 364	\$ 165	\$ 529	\$ 2,500
Boundary Amendment Expenses	\$ -	\$ 8,767	\$ -	\$ 8,767	\$ -
Office Supplies	\$ 625	\$ 22	\$ 15	\$ 37	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<b>Total Administrative</b>	<b>\$ 163,487</b>	<b>\$ 98,662</b>	<b>\$ 31,499</b>	<b>\$ 130,161</b>	<b>\$ 176,627</b>
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**North Powerline Road**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
<u>Operations &amp; Maintenance</u>					
<b>Field Expenditures</b>					
Property Insurance	\$ 20,000	\$ 19,777	\$ -	\$ 19,777	\$ 27,500
Field Management	\$ 16,538	\$ 12,404	\$ 4,134	\$ 16,538	\$ 20,000
Landscape Maintenance	\$ 100,000	\$ 59,255	\$ 19,752	\$ 79,007	\$ 160,000
Landscape Replacement	\$ 25,000	\$ 4,066	\$ 1,500	\$ 5,566	\$ 25,000
Lake Maintenance	\$ 21,600	\$ 8,262	\$ 2,754	\$ 11,016	\$ 15,204
Fountain Maintenance	\$ 1,800	\$ 150	\$ 600	\$ 750	\$ 1,800
Streetlights	\$ 75,000	\$ 83,408	\$ 27,803	\$ 111,211	\$ 112,000
Electric	\$ 7,500	\$ 6,017	\$ 2,006	\$ 8,023	\$ 9,000
Water & Sewer	\$ 2,400	\$ 137	\$ 225	\$ 362	\$ 2,400
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 5,015	\$ 1,672	\$ 6,687	\$ 5,000
General Repairs & Maintenance	\$ 15,000	\$ 4,789	\$ 1,596	\$ 6,385	\$ 20,000
Contingency	\$ 7,500	\$ 3,965	\$ 1,500	\$ 5,465	\$ 7,500
<b>Subtotal Field Expenditures</b>	<b>\$ 299,838</b>	<b>\$ 207,245</b>	<b>\$ 64,791</b>	<b>\$ 272,036</b>	<b>\$ 407,904</b>
<b>Amenity Expenditures</b>					
Amenity - Electric	\$ 16,800	\$ 11,243	\$ 5,622	\$ 16,865	\$ 18,000
Amenity - Water	\$ 4,000	\$ 2,374	\$ 791	\$ 3,165	\$ 4,000
Playground Lease	\$ 53,688	\$ 36,757	\$ 16,316	\$ 53,073	\$ 53,688
Internet	\$ 2,000	\$ 963	\$ 330	\$ 1,293	\$ 2,000
Pest Control	\$ 630	\$ 360	\$ 720	\$ 1,080	\$ 648
Janitorial Services	\$ 10,800	\$ 6,525	\$ 2,175	\$ 8,700	\$ 14,060
Security Services	\$ 34,000	\$ 23,320	\$ 7,773	\$ 31,093	\$ 34,000
Pool Maintenance	\$ 36,000	\$ 26,955	\$ 8,985	\$ 35,940	\$ 33,300
Amenity Management	\$ 5,250	\$ 3,938	\$ 1,313	\$ 5,250	\$ 15,000
Amenity Repairs & Maintenance	\$ 15,000	\$ 6,020	\$ 2,007	\$ 8,027	\$ 12,500
Hog Trap	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Contingency	\$ 7,500	\$ 4,625	\$ 2,875	\$ 7,500	\$ 7,500
Capital Outlay	\$ -	\$ 65,500	\$ -	\$ 65,500	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ 185,668</b>	<b>\$ 188,579</b>	<b>\$ 48,907</b>	<b>\$ 237,486</b>	<b>\$ 207,196</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 485,506</b>	<b>\$ 395,824</b>	<b>\$ 113,699</b>	<b>\$ 509,522</b>	<b>\$ 615,100</b>
<u>Other Expenditures</u>					
Capital Reserves	\$ 88,953	\$ -	\$ 88,953	\$ 88,953	\$ 95,300
<b>Total Other Expenditures</b>	<b>\$ 88,953</b>	<b>\$ -</b>	<b>\$ 88,953</b>	<b>\$ 88,953</b>	<b>\$ 95,300</b>
<b>Total Expenditures</b>	<b>\$ 737,946</b>	<b>\$ 494,486</b>	<b>\$ 234,150</b>	<b>\$ 728,636</b>	<b>\$ 887,027</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 338,325</b>	<b>\$ (181,312)</b>	<b>\$ 157,013</b>	<b>\$ -</b>

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)
	<b>1104.37</b>	<b>1912</b>		<b>\$887,027.49</b>				

# **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.

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#### **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 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
<b><u>Revenues</u></b>					
Interest	\$ -	\$ 2,753	\$ 918	\$ 3,670	\$ 2,000
Carry Forward Surplus	\$ 74,200	\$ -	\$ -	\$ -	\$ 92,623
<b>Total Revenues</b>	<b>\$ 74,200</b>	<b>\$ 2,753</b>	<b>\$ 918</b>	<b>\$ 3,670</b>	<b>\$ 94,623</b>
<b><u>Expenditures</u></b>					
Chair Lift Replacement	\$ -	\$ -	\$ -	\$ -	\$ 10,500
Fountain Replacement	\$ -	\$ -	\$ -	\$ -	\$ 13,500
Playground Fence	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 1,000
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,000</b>
<b><u>Other Financing Sources</u></b>					
Transfer In/(Out)	\$ 88,953	\$ -	\$ 88,953	\$ 88,953	\$ 95,300
<b>Total Other Sources/(Uses)</b>	<b>\$ 88,953</b>	<b>\$ -</b>	<b>\$ 88,953</b>	<b>\$ 88,953</b>	<b>\$ 95,300</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 163,153</b>	<b>\$ 2,753</b>	<b>\$ 89,871</b>	<b>\$ 92,623</b>	<b>\$ 154,923</b>

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

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments	\$ 712,525	\$ 716,843	\$ -	\$ 716,843	\$ 712,525
Interest	\$ -	\$ 26,003	\$ 8,668	\$ 34,670	\$ 8,000
Carry Forward Surplus	\$ 258,989	\$ 265,949	\$ -	\$ 265,949	\$ 305,857
<b>Total Revenues</b>	<b>\$ 971,513</b>	<b>\$ 1,008,795</b>	<b>\$ 8,668</b>	<b>\$ 1,017,463</b>	<b>\$ 1,026,381</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$ 711,606</b>	<b>\$ 711,606</b>	<b>\$ -</b>	<b>\$ 711,606</b>	<b>\$ 714,781</b>
<b>Net Change in Fund Balance</b>	<b>\$ 259,907</b>	<b>\$ 297,189</b>	<b>\$ 8,668</b>	<b>\$ 305,857</b>	<b>\$ 311,600</b>

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

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 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments	\$ 649,797	\$ 543,979	\$ 105,817	\$ 649,797	\$ 533,100
Assessments - Prepayments	\$ -	\$ 99,533	\$ -	\$ 99,533	\$ -
Interest	\$ -	\$ 45,287	\$ 15,096	\$ 60,383	\$ 30,000
Carry Forward Surplus	\$ 281,620	\$ 1,916,717	\$ -	\$ 1,916,717	\$ 426,912
<b>Total Revenues</b>	<b>\$ 931,416</b>	<b>\$ 2,605,517</b>	<b>\$ 120,913</b>	<b>\$ 2,726,430</b>	<b>\$ 990,012</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ 256,966	\$ 256,966	\$ -	\$ 256,966	\$ 206,778
Special Call - 11/1	\$ -	\$ 1,605,000	\$ -	\$ 1,605,000	\$ -
Principal Expense - 5/1	\$ 135,000	\$ 115,000	\$ -	\$ 115,000	\$ 115,000
Interest Expense - 5/1	\$ 256,966	\$ 212,553	\$ -	\$ 212,553	\$ 206,778
Special Call - 08/1	\$ -	\$ -	\$ 110,000	\$ 110,000	\$ -
<b>Total Expenditures</b>	<b>\$ 648,931</b>	<b>\$ 2,189,519</b>	<b>\$ 110,000</b>	<b>\$ 2,299,519</b>	<b>\$ 528,556</b>
<b>Net Change in Fund Balance</b>	<b>\$ 282,485</b>	<b>\$ 415,999</b>	<b>\$ 10,913</b>	<b>\$ 426,912</b>	<b>\$ 461,455</b>

Interest Expense - 11/1	\$ 204,047
<b>Total</b>	<b>\$ 204,047</b>

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	\$ 13,600.02	\$ 850.00	\$913.98
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	\$ 533,100		



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

Date	Balance	Principal	Interest	Total
11/01/24	\$ 7,460,000.00	\$ -	\$ 206,778.13	\$ 206,778.13
05/01/25	\$ 7,460,000.00	\$ 115,000.00	\$ 206,778.13	\$ -
11/01/25	\$ 7,345,000.00	\$ -	\$ 204,046.88	\$ 525,825.00
05/01/26	\$ 7,345,000.00	\$ 125,000.00	\$ 204,046.88	
11/01/26	\$ 7,220,000.00	\$ -	\$ 201,078.13	\$ 530,125.00
05/01/27	\$ 7,220,000.00	\$ 130,000.00	\$ 201,078.13	
11/01/27	\$ 7,090,000.00	\$ -	\$ 197,990.63	\$ 529,068.75
05/01/28	\$ 7,090,000.00	\$ 135,000.00	\$ 197,990.63	
11/01/28	\$ 6,955,000.00	\$ -	\$ 194,446.88	\$ 527,437.51
05/01/29	\$ 6,955,000.00	\$ 145,000.00	\$ 194,446.88	
11/01/29	\$ 6,810,000.00	\$ -	\$ 190,640.63	\$ 530,087.50
05/01/30	\$ 6,810,000.00	\$ 150,000.00	\$ 190,640.63	
11/01/30	\$ 6,660,000.00	\$ -	\$ 186,703.13	\$ 527,343.75
05/01/31	\$ 6,660,000.00	\$ 160,000.00	\$ 186,703.13	
11/01/31	\$ 6,500,000.00	\$ -	\$ 182,503.13	\$ 529,206.25
05/01/32	\$ 6,500,000.00	\$ 165,000.00	\$ 182,503.13	
11/01/32	\$ 6,335,000.00	\$ -	\$ 178,171.88	\$ 525,675.00
05/01/33	\$ 6,335,000.00	\$ 175,000.00	\$ 178,171.88	
11/01/33	\$ 6,160,000.00	\$ -	\$ 173,250.00	\$ 526,421.88
05/01/34	\$ 6,160,000.00	\$ 185,000.00	\$ 173,250.00	
11/01/34	\$ 5,975,000.00	\$ -	\$ 168,046.88	\$ 526,296.88
05/01/35	\$ 5,975,000.00	\$ 200,000.00	\$ 168,046.88	
11/01/35	\$ 5,775,000.00	\$ -	\$ 162,421.88	\$ 530,468.75
05/01/36	\$ 5,775,000.00	\$ 210,000.00	\$ 162,421.88	
11/01/36	\$ 5,565,000.00	\$ -	\$ 156,515.63	\$ 528,937.50
05/01/37	\$ 5,565,000.00	\$ 220,000.00	\$ 156,515.63	
11/01/37	\$ 5,345,000.00	\$ -	\$ 150,328.13	\$ 526,843.75
05/01/38	\$ 5,345,000.00	\$ 235,000.00	\$ 150,328.13	

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

Date		Balance		Principal		Interest		Total
11/01/38	\$	5,110,000.00	\$	-	\$	143,718.75	\$	529,046.88
05/01/39	\$	5,110,000.00	\$	245,000.00	\$	143,718.75		
11/01/39	\$	4,865,000.00	\$	-	\$	136,828.13	\$	525,546.88
05/01/40	\$	4,865,000.00	\$	260,000.00	\$	136,828.13		
11/01/40	\$	4,605,000.00	\$	-	\$	129,515.63	\$	526,343.75
05/01/41	\$	4,605,000.00	\$	275,000.00	\$	129,515.63		
11/01/41	\$	4,330,000.00	\$	-	\$	121,781.25	\$	526,296.88
05/01/42	\$	4,330,000.00	\$	295,000.00	\$	121,781.25		
11/01/42	\$	4,035,000.00	\$	-	\$	113,484.38	\$	530,265.63
05/01/43	\$	4,035,000.00	\$	310,000.00	\$	113,484.38		
11/01/43	\$	3,725,000.00	\$	-	\$	104,765.63	\$	528,250.00
05/01/44	\$	3,725,000.00	\$	325,000.00	\$	104,765.63		
11/01/44	\$	3,400,000.00	\$	-	\$	95,625.00	\$	525,390.63
05/01/45	\$	3,400,000.00	\$	345,000.00	\$	95,625.00		
11/01/45	\$	3,055,000.00	\$	-	\$	85,921.88	\$	526,546.88
05/01/46	\$	3,055,000.00	\$	365,000.00	\$	85,921.88		
11/01/46	\$	2,690,000.00	\$	-	\$	75,656.25	\$	526,578.13
05/01/47	\$	2,690,000.00	\$	385,000.00	\$	75,656.25		
11/01/47	\$	2,305,000.00	\$	-	\$	64,828.13	\$	525,484.38
05/01/48	\$	2,305,000.00	\$	410,000.00	\$	64,828.13		
11/01/48	\$	1,895,000.00	\$	-	\$	53,296.88	\$	528,125.00
05/01/49	\$	1,895,000.00	\$	435,000.00	\$	53,296.88		
11/01/49	\$	1,460,000.00	\$	-	\$	41,062.50	\$	529,359.38
05/01/50	\$	1,460,000.00	\$	460,000.00	\$	41,062.50		
11/01/50	\$	1,000,000.00	\$	-	\$	28,125.00	\$	529,187.50
05/01/51	\$	1,000,000.00	\$	485,000.00	\$	28,125.00		
11/01/51	\$	515,000.00	\$	-	\$	14,484.38	\$	527,609.38
05/01/52	\$	515,000.00	\$	515,000.00	\$	14,484.38	\$	529,484.38
			\$	7,460,000.00	\$	7,524,031.26	\$	14,984,031.26

**North Powerline Road CDD  
FY 25 Assessment Roll**

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PARCEL ID	Units	FY 24 O&M	FY 25 O&M	SERIES 2020 DEBT	SERIES 2022 DEBT	Total
272702713000040210			\$0.00			\$0.00
272702713000040230			\$0.00			\$0.00
272702713000040251			\$0.00			\$0.00
272702713000040260			\$0.00			\$0.00
272702713000040310			\$0.00			\$0.00
272702713010000010	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000020	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000030	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000040	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000050	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000060	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000070	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000080	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000090	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000100	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000110	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000120	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000130	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000140	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000150	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000160	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000170	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000180	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000190	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000200	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000210	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000220	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000230	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000240	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000250	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000260	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000270	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000280	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000290	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000300	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000310	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000320	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000330	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000340	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000350	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000360	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000370	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000380	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000390	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000400	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000410	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000420	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000430	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000440	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000450	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000460	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000470	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000480	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000490	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000500	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000510	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000520	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000530	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000540	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000550	1	\$530.59	\$647.74		\$913.98	\$1,561.72
272702713010000560	1	\$530.59	\$647.74		\$913.98	\$1,561.72



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PARCEL ID	Units	FY 24 O&M	FY 25 O&M	SERIES 2020 DEBT	SERIES 2022 DEBT	Total
272702713010003010	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272702713010003020	1	\$707.45	\$863.66		\$1,451.61	\$2,315.27
272702713010003030	1	\$707.45	\$863.66		\$1,451.61	\$2,315.27
272702713010003040	1	\$707.45	\$863.66		\$1,451.61	\$2,315.27
272702713010003050	1	\$707.45	\$863.66		\$1,451.61	\$2,315.27
272702713010003060	1	\$707.45	\$863.66		\$1,451.61	\$2,315.27
272702713010003070	1	\$707.45	\$863.66		\$1,451.61	\$2,315.27
272702713010003080	1	\$707.45	\$863.66		\$1,451.61	\$2,315.27
272702713010003090	1	\$707.45	\$863.66		\$1,451.61	\$2,315.27
272702713010003100			\$0.00			\$0.00
272702713010003110			\$0.00			\$0.00
272702713010003120			\$0.00			\$0.00
272702713010003130			\$0.00			\$0.00
272703713500010202			\$0.00			\$0.00
272703713500020070			\$0.00			\$0.00
272703713500020071			\$0.00			\$0.00
272703721523000010	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000020	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000030	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000040	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000050	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000060	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000070	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000080	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000090	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000100	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000110	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000120	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000130	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000140	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000150	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000160	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000170	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000180	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000190	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000200	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000210	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000220	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000230	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000240	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000250	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000260	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000270	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000280	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000290	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000300	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000310	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000320	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000330	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000340	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000350	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000360	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000370	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000380	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000390	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000400	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000410	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000420	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000430	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000440	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58
272703721523000450	1	\$707.45	\$863.66	\$1,407.92		\$2,271.58

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PARCEL ID	Units	FY 24 O&M	FY 25 O&M	SERIES 2020 DEBT	SERIES 2022 DEBT	Total
272710733520015180	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520016010	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520016020	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520016030	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520016040	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520016050	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520016060	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520016070	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520016080	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520017010	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520017020	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520017030	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520017040	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520017050	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520017060	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520017070	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520017080	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520017090	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520017100	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520017110	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520017120	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520017130	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520017140	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520017150	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520018010	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520018020	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520018030	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520018040	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520018050	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520018060	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520018070	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520018080	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520018090	1	\$707.45	\$863.66		\$1,774.19	\$2,637.85
272710733520018100			\$0.00			\$0.00
272710733520018110			\$0.00			\$0.00
272710733520018120			\$0.00			\$0.00
272710733520018130			\$0.00			\$0.00
272710733520018140			\$0.00			\$0.00
272710733520018150			\$0.00			\$0.00
272710733520018160			\$0.00			\$0.00
272710733520018170			\$0.00			\$0.00
272710733520018180			\$0.00			\$0.00
272710733520018190			\$0.00			\$0.00
272710733520018200			\$0.00			\$0.00
272710733520018211			\$0.00			\$0.00
272710733520018212			\$0.00			\$0.00
272710733520018220			\$0.00			\$0.00
272710733520018230			\$0.00			\$0.00
272710733520018240			\$0.00			\$0.00
272710733520018250			\$0.00			\$0.00
272710733520018260			\$0.00			\$0.00
272710733520018270			\$0.00			\$0.00
272715739500010011			\$0.00			\$0.00
272715739500010050			\$0.00			\$0.00
272715740000000010			\$0.00			\$0.00
Total Gross Onroll		\$679,860.20	\$829,975.76	\$766,155.52	\$573,225.66	\$2,169,356.94
Total Net Onroll		\$632,269.99	\$771,877.46	\$712,524.63	\$533,099.86	\$2,017,501.95

Direct Billing

Acres

PARCEL ID	Units	FY 24 O&M	FY 25 O&M	SERIES 2020 DEBT	SERIES 2022 DEBT	Total
272710730000010901	3.91	\$3,122.88	\$3,402.97			\$3,402.97
272710730000010904	0.54	\$432.21	\$470.97			\$470.97
272710730000011202	6.07	\$4,843.02	\$5,277.39			\$5,277.39
272710730000022200	4.95	\$3,950.51	\$4,304.84			\$4,304.84
272710730000022700	9.90	\$7,897.20	\$8,605.51			\$8,605.51
272715739500010011	19.13	\$15,264.13	\$16,633.19			\$16,633.19
272715739500010050	9.81	\$7,826.83	\$8,528.82			\$8,528.82
272715740000000010	24.58	\$19,608.32	\$21,367.01			\$21,367.01
272702713000040310	9.61	\$7,668.61	\$8,356.41			\$8,356.41
272703713500020070	7.76	\$6,194.86	\$6,750.48			\$6,750.48
272702713000040170	9.69	\$7,732.36	\$8,425.88			\$8,425.88
272702713000040190	9.66	\$7,711.14	\$8,402.75			\$8,402.75
272702713000040210	9.63	\$7,684.17	\$8,373.37			\$8,373.37
272702713000040230	9.45	\$7,540.47	\$8,216.78			\$8,216.78
272702713000040251	4.71	\$3,760.62	\$4,097.91			\$4,097.91
272702713000040260	3.00	\$2,393.62	\$2,608.31			\$2,608.31
Total Gross Direct	142.42	\$113,630.94	\$123,822.60	\$0.00	\$0.00	\$123,822.60
Total Gross Net		\$105,676.77	\$115,155.02	\$0.00	\$0.00	\$115,155.02
Total Gross Assessments		\$793,491.14	\$953,798.36	\$766,155.52	\$573,225.66	\$2,293,179.54
Total Net Assessments		\$737,946.76	\$887,032.47	\$712,524.63	\$533,099.86	\$2,132,656.97

## SECTION V

## RESOLUTION 2024-10

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN CERTAIN SEATS ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, on November 5, 2024, two (2) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

**WHEREAS**, the District published a notice of qualifying period set by the Supervisor of Elections and at the close of the qualifying period, no one qualified to run for Seat 5; and

**WHEREAS**, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seat vacant, effective the second Tuesday following the general election; and

**WHEREAS**, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

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

**1. DECLARATION OF VACANT BOARD SUPERVISOR SEAT.** The following seat is hereby declared vacant effective as of November 19, 2024:

Seat #5 (currently held by Daniel Arnette)

**2. INCUMBENT BOARD SUPERVISORS.** Until such time as the Board nominates Qualified Electors to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor of that respective seat shall remain in office.

**3. 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.

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

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

ATTEST:

**NORTH POWERLINE ROAD  
COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors



## SECTION VI

**RESOLUTION 2024-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024/2025; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

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

**WHEREAS**, the Board desires to adopt the Fiscal Year 2024/2025 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

**PASSED AND ADOPTED** this 6<sup>th</sup> day of August 2024.

ATTEST:

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2024/2025 Annual Meeting Schedule

## **Exhibit A: Fiscal Year 2024/2025 Annual Meeting Schedule**

### **BOARD OF SUPERVISORS MEETING DATES NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025**

The Board of Supervisors of the North Powerline Road Community Development District will hold their regular meetings for Fiscal Year 2024/2025 at the Holiday-Inn, Winter Haven, 200 Cypress Gardens Boulevard, Winter Haven, Florida 33880, on the 4<sup>th</sup> Wednesday of every month, at 10:00 a.m., unless otherwise indicated as follows:

**October 23, 2024**  
**November 20, 2024 (3<sup>rd</sup> Wednesday) (Landowners' Meeting & Board Meeting)**  
**December 18, 2024 (3<sup>rd</sup> Wednesday)**  
**January 22, 2025**  
**February 26, 2025**  
**March 26, 2025**  
**April 23, 2025**  
**May 28, 2025**  
**June 25, 2025**  
**July 23, 2025**  
**August 26, 2025**  
**September 24, 2025**

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

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

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

District Manager

## SECTION VII



## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** August 6, 2024

**RE:** HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

**Exhibit A:**  
Goals, Objectives and Annual Reporting Form

# North Powerline Road Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes ☐ No ☐

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes ☐ No ☐

### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐



**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

North Powerline Road Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

North Powerline Road Community Development District

## SECTION VIII

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS**

September 30, 2023

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**FINANCIAL STATEMENTS**  
**September 30, 2023**

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INDEPENDENT AUDITORS' REPORT

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

**Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of North Powerline Road Community Development District, Polk County, Florida ("District") as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinions**

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

**Responsibilities of Management for the Financial Statements**

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

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

**Auditor's Responsibilities for the Audit of the Financial Statements**

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

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

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

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

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

### **Required Supplementary Information**

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

### **Other Reporting Required by Government Auditing Standards**

In accordance with Government Auditing Standards, we have also issued our report dated June 24, 2024, on our consideration of the North Powerline Road Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated June 24, 2024 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee, Hartley & Barnes, P.A.  
Fort Pierce, Florida  
June 24, 2024

# **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2023

Our discussion and analysis of North Powerline Road Community Development District, Polk County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### **FINANCIAL HIGHLIGHTS**

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position balance of \$6,048,672.
- The change in the District's total net position in comparison with the prior fiscal year was \$440,254, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$3,210,012. The general fund balance is unassigned which is available for spending at the District's discretion.

### **OVERVIEW OF FINANCIAL STATEMENTS**

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

#### **Government-Wide Financial Statements**

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

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

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



# **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2023

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

### **Fund Financial Statements**

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

### **Governmental Funds**

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

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

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

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

### **Notes to the Financial Statements**

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

# NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2023

### GOVERNMENT WIDE FINANCIAL ANALYSIS

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

Key components of net position were as follows:

#### Statement of Net Position

	2023	2022
Current assets	\$ 3,641,759	\$ 7,388,681
Capital assets	24,857,863	23,914,744
Total assets	<u>28,499,622</u>	<u>31,303,425</u>
Current liabilities	1,246,765	2,522,821
Long-term liabilities	21,204,185	23,172,186
Total liabilities	<u>22,450,950</u>	<u>25,695,007</u>
Net position		
Net invested in capital assets	2,840,076	76,206
Restricted for debt service	2,675,323	1,207,128
Restricted for capital projects	220,668	4,121,189
Unrestricted	312,605	203,895
Total net position	<u>\$ 6,048,672</u>	<u>\$ 5,608,418</u>

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

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

#### Change in Net Position

	2023	2022
Program revenues	\$ 9,338,594	\$ 4,502,868
General revenues	109,251	28,260
Total revenues	<u>9,447,845</u>	<u>4,531,128</u>
Expenses		
General government	124,852	131,862
Physical environment	486,263	143,107
Conveyance of infrastructure	7,268,536	-
Culture and recreation	82,543	-
Interest on long-term debt	1,045,397	665,520
Cost of issuance	-	433,037
Total expenses	<u>9,007,591</u>	<u>1,373,526</u>
Change in net position	440,254	3,157,602
Net position - beginning of year	5,608,418	2,450,816
Net position - end of year	<u>\$ 6,048,672</u>	<u>\$ 5,608,418</u>

# **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2023

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$9,007,591, which primarily consisted of conveyance of infrastructure, interest on long-term debt and costs associated with general expenditures and constructing and maintaining certain capital improvements of the District. The costs of the District's activities were funded by developer contributions and special assessments.

### **GENERAL BUDGETING HIGHLIGHTS**

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

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

### **CAPITAL ASSETS AND DEBT ADMINISTRATION**

#### Capital Assets

At September 30, 2023, the District had \$24,857,863 invested in capital assets and construction in process. Construction in process has not completed as of September 30, 2023 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

#### Capital Debt

At September 30, 2023, the District had \$21,617,770 in notes payable and Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

### **ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION**

For the fiscal year 2024, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

# **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2023

### **CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT**

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

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT****STATEMENT OF NET POSITION**

September 30, 2023

	<u>GOVERNMENTAL ACTIVITIES</u>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 412,504
Assessments receivable	923
Due from developer	119,413
Prepaid items	2,391
Restricted assets:	
Investments	3,083,562
Assessments receivable	22,966
Capital assets:	
Non-depreciable	15,261,880
Depreciable	9,595,983
TOTAL ASSETS	<u><u>\$ 28,499,622</u></u>
<b>LIABILITIES</b>	
Accounts payable and accrued expenses	\$ 175,694
Accrued interest payable	401,433
Retainage payable	256,053
Bonds and notes payable, due within one year	413,585
Bonds and notes payable, due in more than one year	21,204,185
TOTAL LIABILITIES	<u><u>22,450,950</u></u>
<b>NET POSITION</b>	
Net investment in capital assets	2,840,076
Restricted for:	
Debt service	2,675,323
Capital projects	220,668
Unrestricted	312,605
TOTAL NET POSITION	<u><u>\$ 6,048,672</u></u>

The accompanying notes are an integral part of this financial statement

# NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

## STATEMENT OF ACTIVITIES Year Ended September 30, 2023

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for	Operating	Revenues and
		Services	Contributions	Changes in Net
				Position
				Governmental
				Activities
Governmental activities				
General government	\$ 124,852	\$ 124,852	\$ -	\$ -
Physical environment	486,263	346,096	4,389,146	4,248,979
Conveyance of infrastructure	7,268,536	-	-	(7,268,536)
Culture and recreation	82,543	82,543	-	-
Interest on long-term debt	1,045,397	4,395,957	-	3,350,560
Total governmental activities	<u>\$ 9,007,591</u>	<u>\$ 4,949,448</u>	<u>\$ 4,389,146</u>	<u>331,003</u>
General revenues:				
Investment earnings				109,251
Total general revenues				<u>109,251</u>
Change in net position				440,254
Net position - October 1, 2022				<u>5,608,418</u>
Net position - September 30, 2023				<u>\$ 6,048,672</u>

The accompanying notes are an integral part of this financial statement

# NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

## BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2023

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
<b><u>ASSETS</u></b>				
Cash and cash equivalents	\$ 337,429	\$ -	\$ 75,075	\$ 412,504
Assessments receivable	923	-	-	923
Due from other funds	-	1,396	-	1,396
Due from developer	4,988	-	114,425	119,413
Prepaid items	2,391	-	-	2,391
Restricted assets:				
Investments	-	3,052,394	31,168	3,083,562
Assessments receivable	-	22,966	-	22,966
<b>TOTAL ASSETS</b>	<b>\$ 345,731</b>	<b>\$ 3,076,756</b>	<b>\$ 220,668</b>	<b>\$ 3,643,155</b>
<b><u>LIABILITIES AND FUND BALANCES</u></b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 31,730	\$ -	\$ 143,964	\$ 175,694
Retainage payable	-	-	256,053	256,053
Due to other funds	1,396	-	-	1,396
<b>TOTAL LIABILITIES</b>	<b>33,126</b>	<b>-</b>	<b>400,017</b>	<b>433,143</b>
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid items	2,391	-	-	2,391
Restricted for:				
Debt service	-	3,076,756	-	3,076,756
Capital projects	-	-	(179,349)	(179,349)
Unassigned	310,214	-	-	310,214
<b>TOTAL FUND BALANCES</b>	<b>312,605</b>	<b>3,076,756</b>	<b>(179,349)</b>	<b>3,210,012</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 345,731</b>	<b>\$ 3,076,756</b>	<b>\$ 220,668</b>	<b>\$ 3,643,155</b>

The accompanying notes are an integral part of this financial statement

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2023**

Total Governmental Fund Balances in the Balance Sheet	\$ 3,210,012
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	25,207,222
Less accumulated depreciation	(349,359)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(401,433)
Original issue premium	(92,295)
Governmental bonds payable	(21,525,475)
Net Position of Governmental Activities	<u><u>\$ 6,048,672</u></u>

The accompanying notes are an integral part of this financial statement



# NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

## STATEMENT OF REVENUES, EXPENDITURES AND CHANGES

### IN FUND BALANCES – GOVERNMENTAL FUNDS

Year Ended September 30, 2023

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
<b>REVENUES</b>				
Developer contributions	\$ 8,826	\$ -	\$ 4,380,320	\$ 4,389,146
Special assessments	553,491	4,395,957	-	4,949,448
Investment earnings	50	75,280	33,921	109,251
<b>TOTAL REVENUES</b>	<u>562,367</u>	<u>4,471,237</u>	<u>4,414,241</u>	<u>9,447,845</u>
<b>EXPENDITURES</b>				
General government	124,727	-	125	124,852
Physical environment	143,499	-	-	143,499
Culture and recreation	82,543	-	-	82,543
Capital outlay	-	-	8,554,419	8,554,419
Debt				
Principal	16,169	1,970,000	-	1,986,169
Interest expense	12,519	1,023,205	-	1,035,724
<b>TOTAL EXPENDITURES</b>	<u>379,457</u>	<u>2,993,205</u>	<u>8,554,544</u>	<u>11,927,206</u>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES</b>	182,910	1,478,032	(4,140,303)	(2,479,361)
<b>OTHER SOURCES (USES)</b>				
Transfers in (out)	(74,200)	1,771	72,429	-
<b>TOTAL OTHER SOURCES (USES)</b>	<u>(74,200)</u>	<u>1,771</u>	<u>72,429</u>	<u>-</u>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)</b>	108,710	1,479,803	(4,067,874)	(2,479,361)
<b>FUND BALANCE</b>				
Beginning of year	203,895	1,596,953	3,888,525	5,689,373
End of year	<u>\$ 312,605</u>	<u>\$ 3,076,756</u>	<u>\$ (179,349)</u>	<u>\$ 3,210,012</u>

The accompanying notes are an integral part of this financial statement

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**  
**Year Ended September 30, 2023**

Net Change in Fund Balances - Total Governmental Funds \$ (2,479,361)

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

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

Capital outlay 8,554,419

Conveyances of infrastructure improvements to other governments  
of previously capitalized capital assets is recorded as an expense  
in the statement of activities. (7,268,536)

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

Payments on long-term debt 1,986,169

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

Curent year provision for depreciation (342,764)

Change in accrued interest payable (11,608)

Provision for amortization of bond premium 1,935

Change in Net Position of Governmental Activities \$ 440,254

The accompanying notes are an integral part of this financial statement

# **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

## **NOTES TO FINANCIAL STATEMENTS**

September 30, 2023

### **NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY**

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The majority of the Board members are affiliated with the Developer. In 2023, the Supervisors are elected through landowner voting. In 2024, two seats are elected in the general election by qualified electors, and the remaining seats are elected through landowner voting. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

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

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

### **NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

#### **Government-Wide and Fund Financial Statements**

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

# **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

## **NOTES TO FINANCIAL STATEMENTS**

September 30, 2023

### **NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

#### **Government-Wide and Fund Financial Statements (continued)**

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

#### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

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

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

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

#### **Assessments**

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

# **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

## **NOTES TO FINANCIAL STATEMENTS**

September 30, 2023

### **NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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

##### Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

##### General Fund

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

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

##### Debt Service Fund

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

##### Capital Projects Fund

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

#### **Assets, Liabilities and Net Position or Equity**

##### Restricted Assets

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

##### Deposits and Investments

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

# **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

## **NOTES TO FINANCIAL STATEMENTS**

September 30, 2023

### **NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

#### **Assets, Liabilities and Net Position or Equity (continued)**

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

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

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

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

#### **Inventories and Prepaid Items**

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

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

#### **Capital Assets**

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

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

# **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

## **NOTES TO FINANCIAL STATEMENTS**

September 30, 2023

### **NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

#### **Assets, Liabilities and Net Position or Equity (continued)**

##### Capital Assets (continued)

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

<u>Assets</u>	<u>Years</u>
Equipment	7
Stormwater	30
Roadways	30
Parks and recreation	30
Entry features	30

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

##### Unearned Revenue

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

##### Long-Term Obligations

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

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

# **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

## **NOTES TO FINANCIAL STATEMENTS**

September 30, 2023

### **NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

#### **Assets, Liabilities and Net Position or Equity (continued)**

##### Deferred Outflows/Inflows of Resources

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

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

##### Fund Equity/Net Position

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

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

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

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



# **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

## **NOTES TO FINANCIAL STATEMENTS**

September 30, 2023

### **NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

#### Fund Equity/Net Position (continued)

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

#### Other Disclosures

##### Use of Estimates

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

### **NOTE C - BUDGETARY INFORMATION**

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

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

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

# NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2023

### NOTE D – DEPOSITS AND INVESTMENTS

#### Deposits

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

#### Investments

The District's investments were held as follows at September 30, 2023:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds - First			Weighted average of the
American Treasury Obligation CL Y	\$ 3,083,562	S&P AAAm	fund portfolio: 15 days
Total Investments	<u>\$ 3,083,562</u>		

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

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

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

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

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

# NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2023

### NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

#### Investments (continued)

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

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

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

### NOTE E – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Balance 10/01/2022	Increases	Decreases	Balance 09/30/2023
<b>Governmental activities:</b>				
Capital assets, not being depreciated:				
Construction in progress	\$ 23,818,594	\$ 8,554,419	\$ (17,111,133)	\$ 15,261,880
Total capital assets, not being depreciated	23,818,594	8,554,419	(17,111,133)	15,261,880
Capital assets, being depreciated				
Equipment - financed purchase	102,745	-	-	102,745
Stormwater	-	4,825,357	-	4,825,357
Roadways	-	3,600,036	-	3,600,036
Parks and recreation	-	1,144,665	-	1,144,665
Entry features	-	272,539	-	272,539
Total capital assets, being depreciated	102,745	9,842,597	-	9,945,342
Less accumulated depreciation for:				
Equipment - financed purchase	6,595	14,678	-	21,273
Stormwater	-	160,845	-	160,845
Roadways	-	120,001	-	120,001
Parks and recreation	-	38,155	-	38,155
Entry features	-	9,085	-	9,085
Total accumulated depreciation	6,595	342,764	-	349,359
Total capital assets, being depreciated - net	96,150	9,499,833	-	9,595,983
Governmental activities capital assets - net	<u>\$23,914,744</u>	<u>\$ 18,054,252</u>	<u>\$ (17,111,133)</u>	<u>\$ 24,857,863</u>

# NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2023

### NOTE E – CAPITAL ASSETS (CONTINUED)

Depreciation expense was charged to function/programs as follows:

#### Governmental activities:

Culture and recreation	\$ 14,678
Physical environment	328,086
Total depreciation expense	<u>\$ 342,764</u>

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$19.4 million. The infrastructure will include roadways, potable water and wastewater systems, and land improvements. In addition, the project will include irrigation, parks, and recreational facilities that will be constructed and operated by others. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. During the current year, the District conveyed \$7,268,536 of the potable and wastewater systems to other governmental entities. Additional conveyances are expected in the subsequent fiscal year.

### NOTE F – LONG-TERM LIABILITIES

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

**\$11,000,000 Special Assessment Bonds, Series 2022** – On May 25, 2022, the District issued \$11,000,000 in Special Assessment Bonds, Series 2022. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2052. The Bonds bear interest ranging from 4.750% to 5.625% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2023. During 2023, the District made prepayments of \$1,560,000.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2023.

# NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2023

### NOTE F – LONG-TERM LIABILITIES (CONTINUED)

#### Financed Purchase Agreement

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

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2023:

	Balance 10/01/2022	Additions	Deletions	Balance 09/30/2023	Due Within One Year
Special Assessments Bonds, Series 2020	\$ 12,415,000	\$ -	\$ 260,000	\$ 12,155,000	\$ 260,000
Special Assessments Bonds, Series 2022	11,000,000	-	1,710,000	9,290,000	135,000
Note payable - financed purchased	96,644	-	16,169	80,475	18,585
	23,511,644	-	1,986,169	21,525,475	413,585
Unamortized bond premium	94,230	-	1,935	92,295	-
	<u>\$ 23,605,874</u>	<u>\$ -</u>	<u>\$ 1,988,104</u>	<u>\$ 21,617,770</u>	<u>\$ 413,585</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2023 are as follows:

September 30,	Principal	Interest	Total
2024	\$ 395,000	\$ 965,537	\$ 1,360,537
2025	415,000	952,300	1,367,300
2026	425,000	938,325	1,363,325
2027	445,000	922,606	1,367,606
2028	460,000	906,100	1,366,100
2029-2033	2,605,000	4,240,606	6,845,606
2034-2038	3,225,000	3,629,125	6,854,125
2039-2043	4,045,000	2,838,919	6,883,919
2044-2048	5,105,000	1,799,856	6,904,856
2049-2052	4,325,000	498,132	4,823,132
	<u>\$ 21,445,000</u>	<u>\$ 17,691,506</u>	<u>\$ 39,136,506</u>

# **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

## **NOTES TO FINANCIAL STATEMENTS**

September 30, 2023

### **NOTE F – LONG-TERM LIABILITIES (CONTINUED)**

The scheduled payments for years September 30, 2023 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 18,585	\$ 10,103	\$ 28,688
2025	21,361	7,327	28,688
2026	24,549	4,139	28,688
2027	15,980	754	16,734
2028	-	-	-
	<u>\$ 80,475</u>	<u>\$ 22,323</u>	<u>\$ 102,798</u>

### **NOTE G - MANAGEMENT COMPANY**

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

### **NOTE H - RISK MANAGEMENT**

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

### **NOTE I – CONCENTRATION**

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

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES AND EXPENDITURES**  
**BUDGET AND ACTUAL – GENERAL FUND**  
**Year Ended September 30, 2023**

	<u>* BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
<b>REVENUES</b>			
Developer contributions	\$ 114,111	\$ 8,826	\$ (105,285)
Special assessments	550,614	553,491	2,877
Investment earnings	-	50	50
TOTAL REVENUES	<u>664,725</u>	<u>562,367</u>	<u>(102,358)</u>
<b>EXPENDITURES</b>			
Current			
General government	159,587	124,727	34,860
Physical environment	292,250	143,499	148,751
Culture and recreation	138,688	82,543	56,145
Debt			
Principal	-	16,169	(16,169)
Interest	-	12,519	(12,519)
TOTAL EXPENDITURES	<u>590,525</u>	<u>379,457</u>	<u>211,068</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	74,200	182,910	108,710
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer in (out)	<u>(74,200)</u>	<u>(74,200)</u>	<u>-</u>
TOTAL OTHER FINANCING SOURCES (USES)	(74,200)	(74,200)	-
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)</b>	<u>\$ -</u>	108,710	<u>\$ 108,710</u>
<b>FUND BALANCES</b>			
Beginning of year		<u>203,895</u>	
End of year		<u>\$ 312,605</u>	

\* Original and final budget.

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

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

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

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



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

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

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of North Powerline Road Community Development District, as of September 30, 2023 and for the year ended September 30, 2023, which collectively comprise the North Powerline Road Community Development District's basic financial statements and have issued our report thereon dated June 24, 2024.

Internal Control Over Financial Reporting

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

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

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

### Compliance and Other Matters

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

### Purpose of this Report

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

*DiBartolomeo, McBee, Hartley & Barnes*

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

Fort Pierce, Florida

June 24, 2024

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

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

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2023. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2023.

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

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee Hartley & Barnes, P.A.  
Fort Pierce, Florida  
June 24, 2024

Management Letter

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

**Report on the Financial Statements**

We have audited the financial statements of the North Powerline Road Community Development District ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated June 24, 2024.

**Auditors' Responsibility**

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

**Other Reporting Requirements**

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 24, 2024, should be considered in conjunction with this management letter.

**Prior Audit Findings**

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

**Official Title and Legal Authority**

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

## **Financial Condition and Management**

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

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

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

## **Specific Information**

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

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 17.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$12,002,656.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

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

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$148 to \$2,299 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$4,949,448.
- c. The total amount of outstanding bonds issued by the District as \$21,445,000.

### **Additional Matters**

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

### **Purpose of this Letter**

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



DiBartolomeo, McBee, Hartley & Barnes, P.A.  
Fort Pierce, Florida  
June 24, 2024

## SECTION IX

**CITY OF DAVENPORT, FLORIDA/NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT  
TRAFFIC CONTROL JURISDICTION AGREEMENT**

This Agreement (the "Agreement") is made and entered into by and between the **City of Davenport, Florida**, a municipal corporation created under the laws of the State of Florida (hereafter "CITY"), and **North Powerline Road Community Development District**, an independent special district created by ordinance pursuant to Chapter 190, Florida Statutes (hereafter "DISTRICT").

**RECITALS**

1. The North Powerline Road Community Development District is a local unit of special-purpose government and an independent special district established pursuant to Chapter 190, Florida Statutes, and by Ordinance No. 18-036 enacted by the COUNTY on June 5, 2018.

2. The DISTRICT owns fee simple title to all the roadways lying within the DISTRICT boundaries (hereafter "District Roads") and the boundaries and location of the DISTRICT is described and illustrated in Exhibit "A" attached to and incorporated in this Agreement.

3. The DISTRICT has requested that the CITY exercise its discretion under Section 316.006, Florida Statutes, and other applicable laws to exercise municipal traffic control jurisdiction over the DISTRICT Roads pursuant to written agreement.

4. The Florida Legislature, by enacting Section 316.006(2)(b), Florida Statutes, has authorized municipalities to exercise jurisdiction over special district roads if a municipality and the party owning such roads and common areas enter into a written agreement providing traffic control jurisdiction to the municipality and the governing body of the municipality approves that agreement.

5. The DISTRICT desires the CITY to enforce the traffic laws of the State of Florida over the DISTRICT Roads.

6. The CITY approves the exercise of municipal traffic control jurisdiction by the City of Davenport Police Department over the DISTRICT Roads.

7. The parties now desire to set forth the terms and conditions of this Agreement and acknowledge and agree that each is bound by such Agreement.

**ACCORDINGLY**, in consideration of the above stated Recitals, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged by the parties, the parties hereto agree as follows:



**Section 1. Recitals.** The above recitals are true and correct and are incorporated in and form a material part of this Agreement.

**Section 2. Authority, Jurisdiction & Access.** Pursuant to section 316.006(2)(b), Florida Statutes, and its home rule powers, the CITY agrees to exercise traffic control jurisdiction over the District Roads by providing enforcement of the traffic laws of the state upon the DISTRICT Roads during normal patrol hours (hereafter "Services"). Should the DISTRICT desire the CITY to be situated in its boundaries at times outside normal patrol hours, the DISTRICT understands that a separate contract shall be executed for additional services. The DISTRICT will provide the CITY with access to the DISTRICT Roads so that the CITY may carry out the Services under this Agreement.

**Section 3. Term of Agreement.** The term of this Agreement shall commence on June 1, 2024, and continue through June 1, 2025, and shall thereafter automatically continue for successive one-year terms unless terminated by either party by provision of ten (10) days written notice to the other party. The provisions of Section 10 herein shall survive the termination of this Agreement as well as any and all subsequent amended agreements entered into by the parties hereto.

**Section 4. Signage.** Prior to any traffic enforcement action, the DISTRICT, in consultation with the City of Davenport Police Department, shall establish the speed limit for the roads within the DISTRICT boundaries. The DISTRICT shall be responsible for posting the speed limit and erecting other traffic signs along the DISTRICT Roads in compliance with State of Florida Department of Transportation requirements. The maintenance, repair, and posting of all signage within the DISTRICT boundaries shall always be solely and exclusively the responsibility of the DISTRICT. The DISTRICT shall provide the CITY with certification by a licensed engineer that the roadway signage is in accordance with the standards set forth in the *Manual on Uniform Traffic Control Devices* and Chapter 316, Florida Statutes.

**Section 5. Authority in Addition to Existing Authority.** The CITY's exercise of traffic control jurisdiction pursuant to this Agreement shall be supplemental to the authority presently enjoyed by the CITY over such roads and the DISTRICT, and nothing herein shall be construed to limit or modify such preexisting authority. The CITY agrees to continue to provide such police services as are required by law. This Agreement does not limit the DISTRICT's authority as prescribed by Chapter 190, Florida Statutes, in any manner.

**Section 6. Compensation.** If the DISTRICT is interested in additional neighborhood patrols or any special details, they shall be responsible for compensating the CITY for these off-duty services pursuant to this Agreement at an hourly rate and in a manner specified in Exhibit "B," which is attached hereto and incorporated herein. The hourly rate shall remain in effect until such time as it is revised in accordance with the CITY or departmental policy or procedure, ordinance or any other applicable statute, law or regulation.

**Section 7. City To Retain Revenues.** All revenue from the fines, costs and

penalties imposed by the traffic citations issued for violation of traffic laws on the DISTRICT Roads shall be solely retained by the CITY and apportioned in the manner set forth in applicable statutes. All revenue from the fines, costs, and penalties and/or liens, and the liens themselves that may be imposed on property located within the DISTRICT, shall be solely retained/owned by the CITY.

**Section 8. Liability Not Increased.** Neither the existence of this Agreement nor anything contained herein shall give rise to any greater liability on the part of the CITY than that which the CITY would ordinarily be subjected to when providing police services.

**Section 9. Remedies.** Although the City of Davenport Police Department will diligently attempt to provide the DISTRICT with the Services specified within this Agreement, the CITY's failure to do so shall not constitute a breach of this Agreement, nor shall any penalty be imposed therefore.

**Section 10. Hold Harmless and Indemnification By The DISTRICT.** To the fullest extent permitted by law, and only up to, and without waiving, the monetary limitations of liability and sovereign immunity protections set forth in Section 768.28, Florida Statutes, the DISTRICT agrees to hold harmless and shall indemnify the CITY, each of its Commission Members, employees, appointees, officers and agents, both individually and in each of their official capacities from any and all claims, and manners of action or actions, cause and causes of action, lawsuits, trespasses, damages, judgments, executions, claims, liabilities and demands whatsoever, in law or in equity including, reasonable attorney's fees for any action or inaction arising out of, related to or deriving from, either directly or indirectly, any matter, action taken, or inaction by the City within the scope or furtherance of this Agreement.

**Section 11. Insurance.** To ensure its ability to fulfill the obligations pursuant to Section 10, above, the DISTRICT, as a condition precedent to the CITY's assumption of traffic control and enforcement jurisdiction as specified in this Agreement shall obtain an insurance policy in a sufficient amount for officers and directors liability, and for Comprehensive Automobile Liability. The DISTRICT shall also obtain general liability insurance for the term of this Agreement in the amount of One Million Dollars (\$1,000,000.00), Comprehensive General Liability and Two Million Dollars (\$2,000,000.00) in the aggregate. Said policy or policies of insurance shall: (a) name the CITY as an additional insured as it relates to the activities conducted pursuant to this Agreement, (b) be issued by companies authorized to do business under the laws of the State of Florida, (c) shall not exclude police liability, and (d) otherwise be acceptable to the City. Upon receiving notice of the acceptability of said policy or policies, the DISTRICT shall always file and maintain current certificates of the required insurance with the CITY. Any cancellations or lapses of insurance coverage affecting directly or indirectly the provisions of this Agreement shall be deemed a material breach, and the CITY shall have the right, in its sole discretion, to terminate this Agreement and seek applicable damages or other judicial relief.

**Section 12. Road Maintenance.** Neither the existence of this Agreement nor

anything contained herein shall impose any obligation or duty upon the CITY to provide maintenance for and/or drainage of the DISTRICT Roads. The maintenance, repair and construction or reconstruction of all roads, drainage and signage within the DISTRICT shall always be solely and exclusively the responsibility of the DISTRICT.

**Section 13. Assignability.** The DISTRICT may not assign its rights nor delegate its duties and obligations arising under this Agreement except by the express, written consent of the CITY.

**Section 14. Termination.** Should either party to this Agreement desire to terminate the Agreement, the party wishing to terminate the Agreement must provide written notice thereof to the other party no less than ten (10) calendar days prior to the intended termination date.

**Section 15. Notices.** All notices contemplated by this Agreement shall be given in writing and sent by certified mail, return receipt requested to the following:

CITY	DISTRICT
City Manager City of Davenport, Florida 1 S. Allapaha Ave Davenport, Florida 33837	North Powerline Road CDD c/o Governmental Management Services – Central Florida, LLC 219 E. Livingston Street Orlando, Florida 32801
	With a copy to: Kilinski   Van Wyk PLLC 517 E. College Avenue Tallahassee, Florida 32301

**Section 16. Governing Law and Venue.** This Agreement shall be construed and controlled in accordance with the laws of the State of Florida. Venue for any legal actions regarding the Agreement shall be Polk County, Florida.

**Section 17. Costs or Expenses.** Any costs or expenses (including reasonable attorneys' fees) associated with enforcement of the terms and/or conditions of this Agreement shall be borne by the respective parties hereto.

**Section 18. Application of Public Records.** Notwithstanding anything contained herein, as provided under Chapter 119, Florida Statutes, both parties are subject to the provisions of Florida's Public Records Law.

**Section 19. Amendments.** The parties hereto agree that no modification, amendment or alteration in the terms and conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

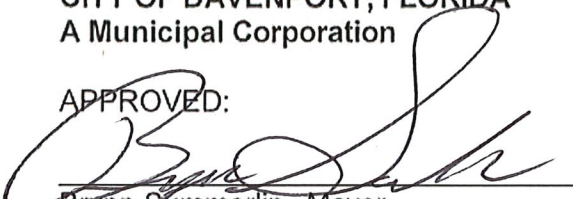
**Section 20. Entire Agreement.** This Agreement constitutes the entire Agreement of the parties hereto and is intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and agreements that have been made in connection with the subject of the Agreement.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature.



**CITY OF DAVENPORT, FLORIDA**  
**A Municipal Corporation**

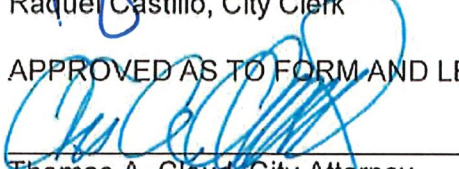
APPROVED:

  
Brynn Summerlin, Mayor

ATTEST:

  
Raquel Castillo, City Clerk

APPROVED AS TO FORM AND LEGALITY:

  
Thomas A. Cloud, City Attorney

**NORTH POWERLINE ROAD COMMUNITY  
DEVELOPMENT DISTRICT, an independent  
special district**

DocuSigned by:



6/24/2024

APPROVED:

8215FA2B8FB744A...

Rennie Heath, Chairperson

ATTEST:

DocuSigned by:



6/24/2024

0CDADF4CFD22489...

Jill Burns, District Manager

APPROVED AS TO FORM AND LEGALITY:

DocuSigned by:



6/24/2024

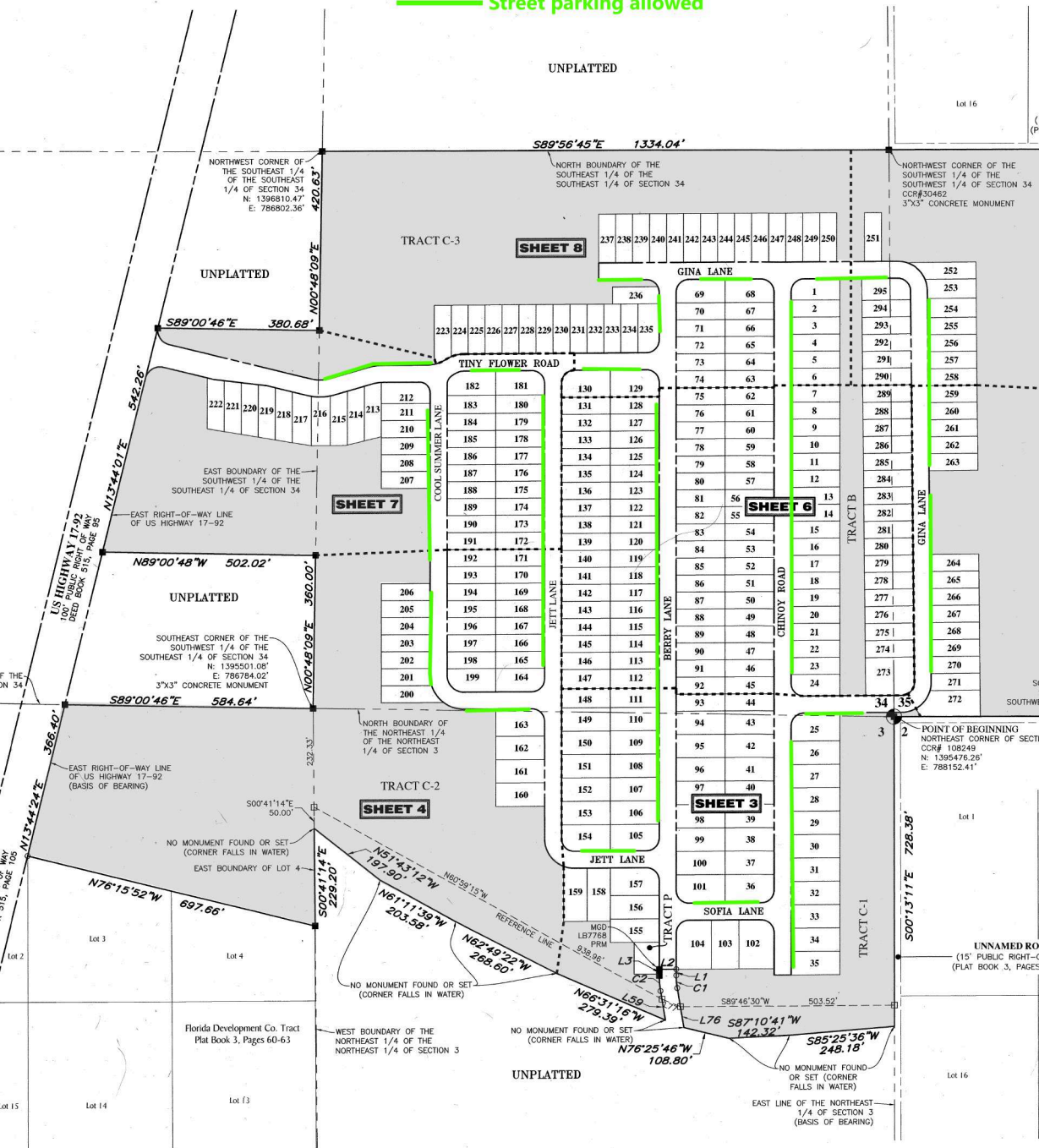
B4D64320766C437

Roy Van Wyk, District Counsel

# SECTION X

## Phase 1 - Street Parking Map - 6/6/2023

• **Street parking allowed**



## SECTION XI

# SECTION C



# North Powerline Road CDD

## Field Management Report



08/06/2024

Marshall Tindall

Field Services Manager

GMS

# Complete

## Amenity Review

- ✚ Some of the chaise webbing has started to fail. Furniture is being removed from service until a moderate size order is ready for scheduling. Forecasting full re-sling for off season.
- ✚ Pool lift out of order and removed temporarily. Consideration on replacement plan or removal.
- ✚ Pool repair recommended – plaster crack. discussion with maintenance vendor and original builder. Plan for off season scheduling.





# Complete

## Landscape Review

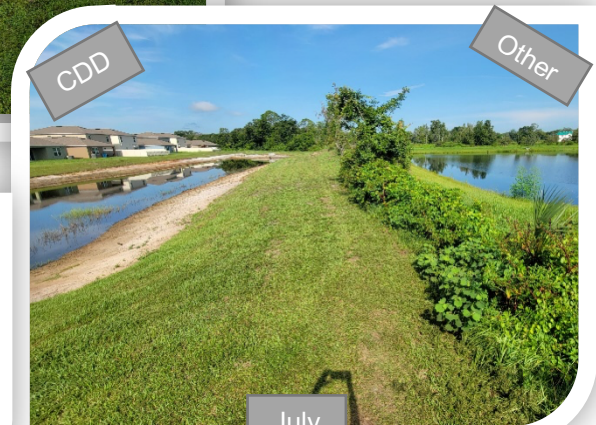
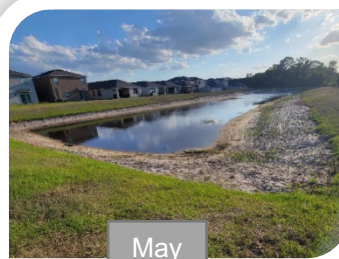
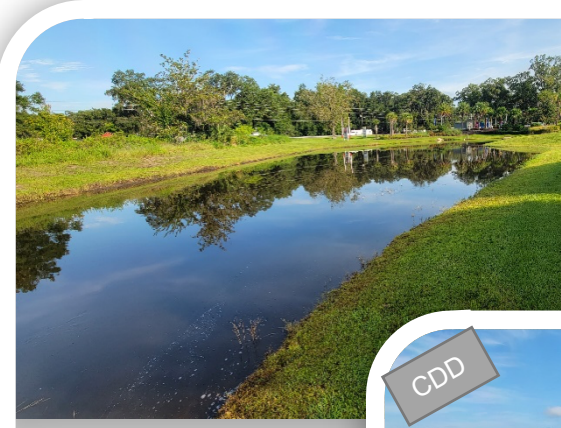
- ✚ New annuals were installed
- ✚ Plant beds are neat and clean.
- ✚ Compounding irrigation issues were resolved with well issue and damaged lines from private fence installations simultaneously. Repairs were completed asap. Some plantings have been assessed for replacement with system now fully operational.
- ✚ Reviewed some peripheral MES areas for cleanup with vendor.



# Complete

## Pond Review

- ✚ Pond levels are still low in places.
- ✚ Ponds levels have risen some in recently with rainy season weather patterns. Some pond high water levels remain consistently well below sod levels.





# Complete

## Pond Review

- Review of ponds and erosion areas. Recommend planning and establishment of aquatic plantings for long term stabilization of ponds.
- Plantings will propagate and grow with supervision of aquatics vendor.
- Getting plantings established in ponds early can help preserve shoreline long term.

Example Plantings



# In Progress

## Site Items

- ✚ Speed limit signs reviewed and proposal for additional prepared.
- ✚ Continuing to monitor Deer Run as remaining elements reach completion.
- ✚ Reviewing parking and traffic complaints in phases 1 & 2.
- ✚ Cleaning Entry signs.
- ✚ Cleanup of fallen trees.



# Conclusion

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

Respectfully,  
Marshall Tindall

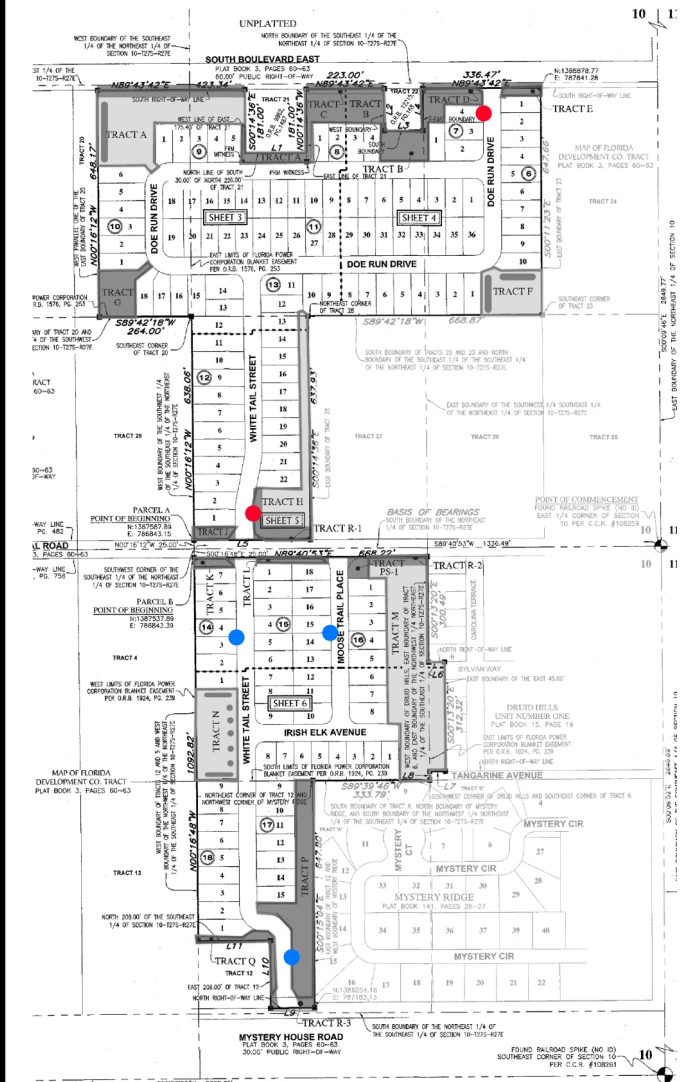
# SECTION 1



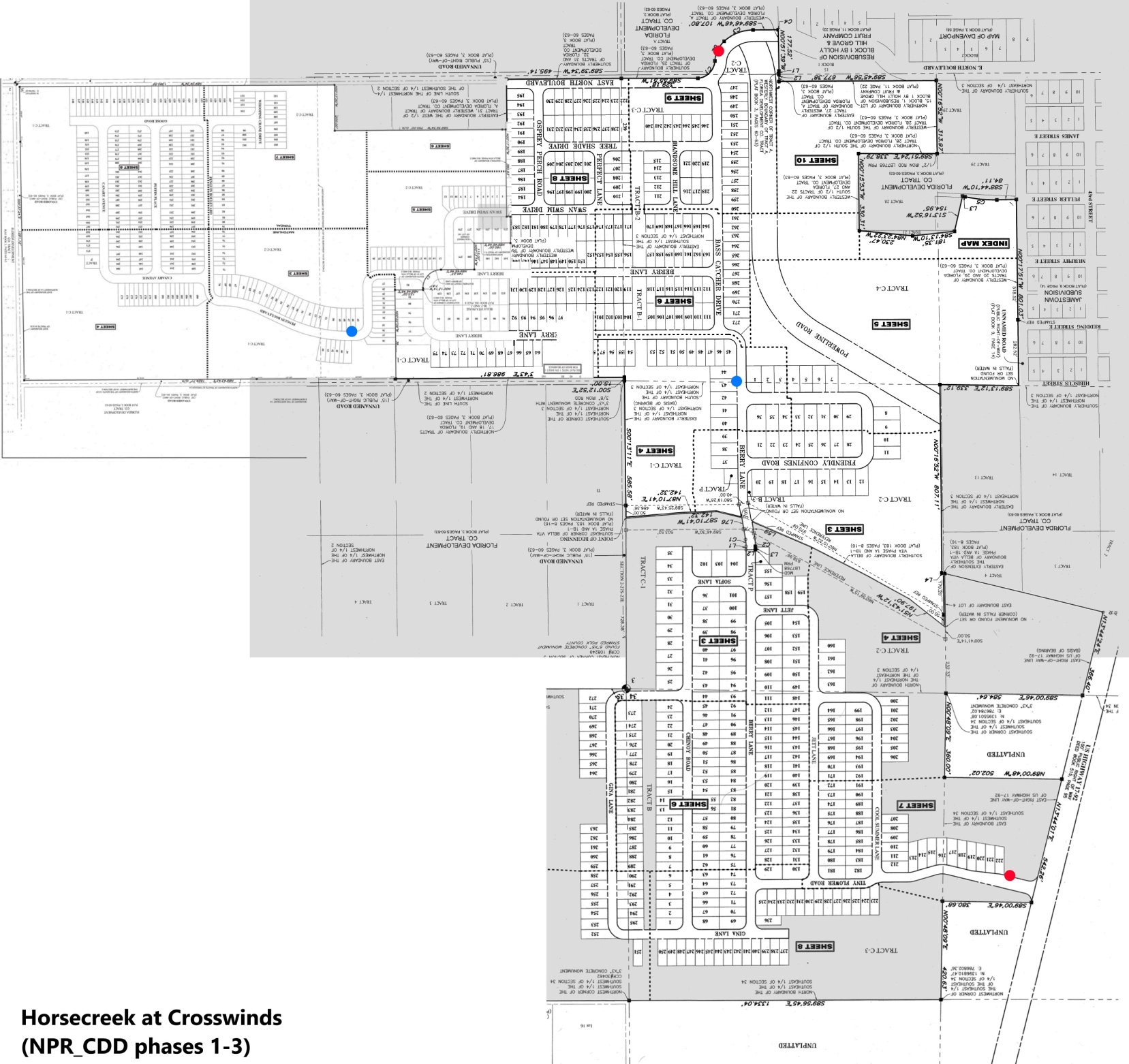
# NORTH POWERLINE RD CDD - Speed Limit Signs Review

Existing - Speed Limit  
Proposal - New Speed Limit

## Deer Run at Crosswinds (NPR\_CDD phases 4)



## Horsecreek at Crosswinds (NPR\_CDD phases 1-3)



*Item will be  
provided under  
separate cover.*

## SECTION 2



A DeAngelo Contracting Services Company

## **SPECIAL SERVICE AGREEMENT**

This agreement is made between DeAngelo Contracting Services, LLC ("DCS") and "CUSTOMER".

North Powerline Rd CDD  
219 East Livingston Street  
Orlando, FL 32801  
Marshall Tindall P: (407) 346-2453 E: mtindall@gmscfl.com

Both CUSTOMER and DCS agree to the following:

1. Site Locations: DCS will provide the following service(s) on behalf of the CUSTOMER in accordance with the terms and conditions of this Agreement Dated Monday, 29 July 2024, at the following site(s):

a. 219 East Livingston Street

2. Scope of Work: CUSTOMER agrees to pay DCS the following amount for the one-time special service project as described below:

Description of Service	
<b>Installation of Plants</b>	
Aquagenix will provide a days labor of 1,000 plants in the mapped out area.	
<b>If approved, please sign and return in order to schedule services</b>  <i>Do not pay from this proposal - Invoice will follow after work is complete</i>	Materials \$ -
	Labor \$ 1,855.00
	Subtotal \$ 1,855.00
	Shipping Fee \$ -
	Taxes \$ -
<b>TOTAL \$ 1,855.00</b>	

3. Contract Terms: The term of this Agreement shall be continuous without interruption until the project is completed or this Agreement is terminated as provided for below. Contract addendum(s) may alter or change these terms and conditions.

4. Safety: DCS agrees to furnish for use in inspecting and treating agreed to bodies of water all appropriate equipment and products, which in its sole discretion will provide safe and effective results for the specific site(s) following Florida law, rules, regulations, and BMP- Best Management Practices for aquatics.

5. Insurance: DCS agrees to maintain the following insurance coverage: Worker's Compensation, General Liability, Automobile Liability, Property and Casualty, Excess Liability and Business Interruption Coverage. Upon written request, CUSTOMER may be listed as an "Additional Insured" at no extra charge.

6. Address Change: If DCS or CUSTOMER undergoes a change in address, notification to the other party shall be made by email, or first-class mail. Written instructions including the new address and telephone number will be enclosed in the notification.

7. Management Change: If the CUSTOMER undergoes a change of management or personnel in governing and administering of the CUSTOMER, this Agreement will remain in place unless and until terminated in accordance with Paragraph 11. It is the responsibility of the CUSTOMER to notify DCS of any management or personnel change by email or first-class mail. CUSTOMER is responsible for all invoices and past due amounts plus interest shall any invoice become past due because of said management changes.

8. Schedule of Payment and Penalties for past due invoices: CUSTOMER will be invoiced upon completion of the special service agreement and agrees to pay DCS within thirty (30) days after date of invoice at the DCS home office at 100 N Conahan Drive, Hazleton, PA, 18201. Failure to pay the invoiced amount when due shall constitute a default under this Agreement and will result in customer becoming responsible for all charges that are necessary to collect the full amount of the invoice plus said necessary collection charges.

9. Default: If CUSTOMER defaults on any provision of this Agreement, CUSTOMER hereby agrees that DCS may, at its sole discretion, seek any or all the following remedies:

a. Termination of this Agreement. In this event, CUSTOMER agrees to make immediate payment of the total contract amount through the end of its term (less previously paid payments) as liquidated and agreed upon damage.

b. Filing of a mechanics lien on property for all monies due plus interest, DeAngelo Contracting Services costs and attorney's fees incurred by DCS.

10. Termination Procedure: This Agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to DCS, 100 N Conahan Drive, Hazleton, PA 18201.

11. OTHER ITEMS:

a. Work or other expenses related to request(s) by CUSTOMER for services that are not specified in this contract will require a signed Special Service Agreement (SSA) detailing the requested additional services and associated costs before work may begin. This SSA will be invoiced separately upon completion of the work detailed in the SSA.

b. DCS reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of any products.

c. If necessary, CUSTOMER agrees to notify and locate any private in-ground utilities or structures. If CUSTOMER does not notify and locate in-ground utilities or structures, DeAngelo Contracting Services is not responsible for damages to said utilities or structures. DCS will have public in-ground utilities located through 811.

d. DCS will make every attempt to protect all work areas from excess damage and wear and tear. Minor cosmetic damage may occur that given time will return to pre work condition.

12. Contract Documents: This Agreement constitutes the entire Agreement of DCS and the CUSTOMER. If any portion of this Agreement shall be held invalid or unenforceable, the remaining portions of this Agreement shall be binding upon both parties. No oral or written modification of the terms contained herein shall be valid unless made in writing and accepted by an authorized agent of both DCS and CUSTOMER.

<i>Cotton Roberts</i>	
DEANGELO CONTRACTING SERVICES	CUSTOMER
Cotton Roberts	
PRINT NAME	PRINT NAME
7/29/2024	
DATE	DATE

Orlando Branch






*The offer contained in this Agreement is valid for sixty (60) days only and must be returned to our office for acceptance within that period. If not accepted within that time, the offer shall be void.*

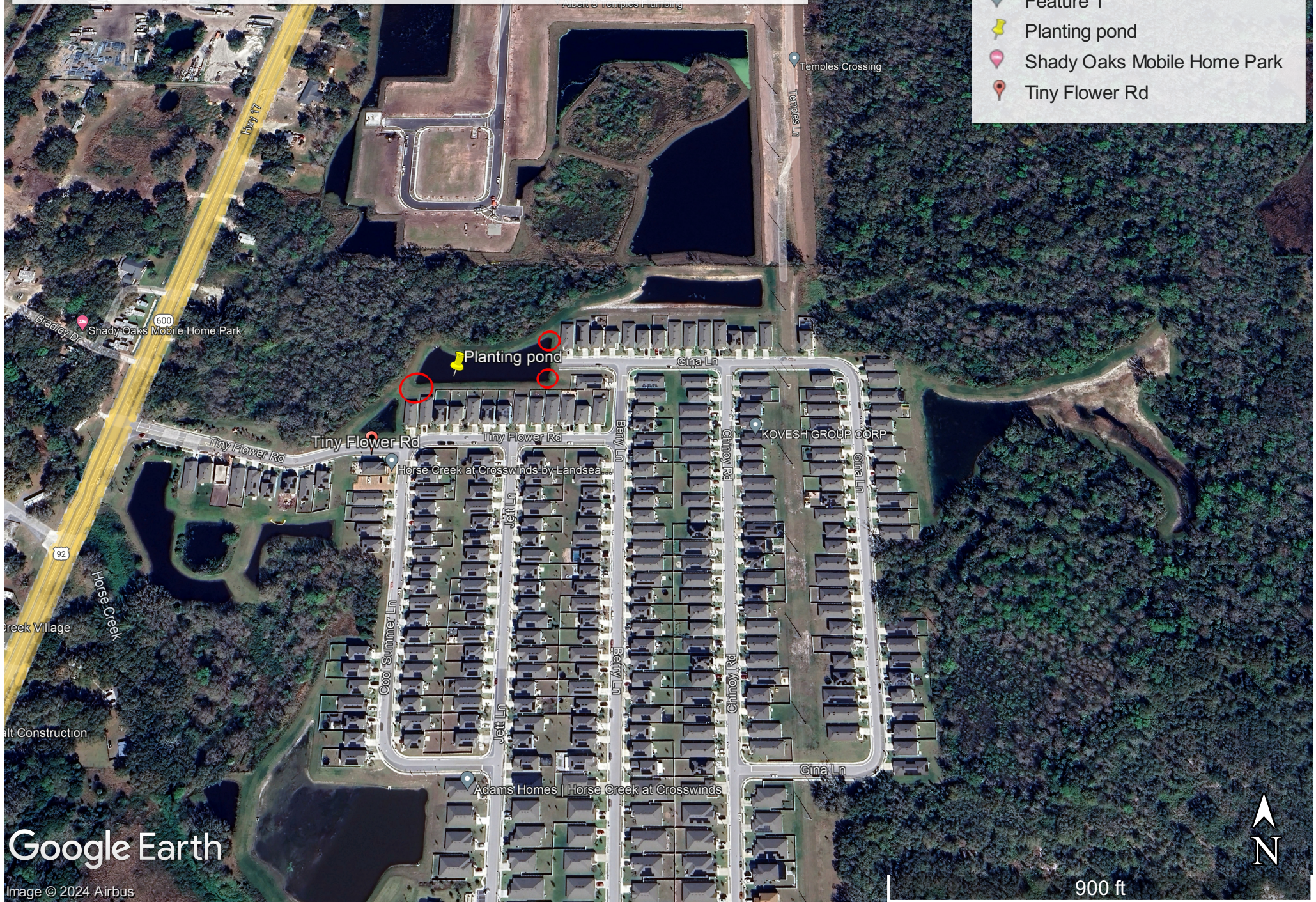


# Powerline Rd /Planting

marked 3 planting areas 50ft area. Back circle needs 25ft on each side of the control structure

## Legend

-  Circle Measure
-  Feature 1
-  Planting pond
-  Shady Oaks Mobile Home Park
-  Tiny Flower Rd





## SECTION 3

PROPOSAL

To: Field Manager  
"Forest Lake CDD"

Date: May 24, 2024  
Proposal No. TWO (2)  
Job: Bella Vita, Swimming Pool

Phone: 407.346.2453

Attn. Marshall Tindall

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

---

1.0 Repair Superficial "Crack" in the Swimming Pool plaster  
and replace plaster, trowel to smooth finish.

2.0 Total Cost ..... \$3,949.00

**Note: This does not include pool chemicals, or pumping water in or out of the pool.**

Davenport Post Pools

*Robert Murphy, President/ Owner*



# SECTION D

# SECTION 1

# North Powerline Road

## Community Development District

### Summary of Check Register

April 27, 2024 to June 30, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	5/10/24	698-704	\$ 17,612.62
	5/17/24	705-715	\$ 22,978.51
	5/31/24	716-719	\$ 3,630.53
	6/7/24	720-722	\$ 5,692.68
	6/19/24	723-728	\$ 23,398.38
	6/28/24	729-730	\$ 843.60
			<hr/> \$ 74,156.32
Capital Projects Fund			
	5/7/24	141	\$ 2,210.00
	5/28/24	142	\$ 361,844.52
	6/4/24	143-144	\$ 659.25
	6/20/24	145	\$ 9,747.60
			<hr/> \$ 374,461.37
Total Amount			<hr/> \$ 448,617.69



CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
5/10/24	00054	5/01/24	05012024 PLAYGRND/FUR	202405	300	15500	10000			*	2,390.70		
								WHFS, LLC				2,390.70	000704
5/17/24	00049	5/01/24	INV-0207 LAKE MAINTENANCE - MAY 24	202405	320	53800	47000			*	918.00		
								AQUAGENIX				918.00	000705
5/17/24	00057	5/07/24	DA050720 SUPERVISOR FEE	202405	310	51300	11000			*	200.00		
								DANIEL ARNETTE				200.00	000706
5/17/24	00058	5/07/24	EC050720 SUPERVISOR FEE	202405	310	51300	11000			*	200.00		
								EMILY J CASSIDY				200.00	000707
5/17/24	00008	5/07/24	KC050720 SUPERVISOR FEE	202405	310	51300	11000			*	200.00		
								KEVIN CHINOY				200.00	000708
5/17/24	00032	5/15/24	9423 GENERAL COUNSEL - APR24	202404	310	51300	31500			*	4,801.37		
								KILINSKI VAN WYK, PLLC				4,801.37	000709
5/17/24	00009	5/07/24	LS050720 SUPERVISOR FEE	202405	310	51300	11000			*	200.00		
								LAUREN SCHWENK				200.00	000710
5/17/24	00034	5/01/24	12437 DR4 LANDSCAPE MAINT MAY24	202405	320	53800	46200			*	5,835.84		
		5/01/24	12486 LANDSCAPE MAINT - MAY 24	202405	320	53800	46200			*	3,820.42		
		5/01/24	12615 HC3 LANDSCAPE MAINT MAY24	202405	320	53800	46200			*	1,420.00		
								PRINCE & SONS INC.				11,076.26	000711
5/17/24	00011	5/07/24	RH050720 SUPERVISOR FEE	202405	310	51300	11000			*	200.00		
								RENNIE HEATH				200.00	000712
5/17/24	00050	5/01/24	22651 POOL MAINTENANCE - MAY 24	202405	330	57200	48500			*	2,750.00		
								RESORT POOL SERVICES				2,750.00	000713
5/17/24	00068	5/31/24	1384 IRRIGATION INSPECTION	202405	320	53800	47300			*	70.00		
								RABALAC LANDSCAPE SOLUTIONS				70.00	000714

NPRC NORTH POWER LI IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/17/24	00059	4/30/24 11716927	202404 330-57200-34500	SECURITY SERVICES APR24	*	2,362.88	
				SECURITAS SECURITY SERVICES USA, INC			2,362.88 000715
5/31/24	00051	5/27/24 12421	202405 330-57200-48200	MONTHLY CLEANING - MAY 24	*	550.00	
		5/27/24 12421	202405 330-57200-48200	TRASH COLLECT - MAY 24	*	250.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			800.00 000716
5/31/24	00006	4/30/24 139	202404 330-57200-48000	POOL AREA REPAIRS	*	1,375.00	
		4/30/24 139	202404 320-53800-48000	TRASH PICKUP/FIX SIGNS	*	1,040.53	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			2,415.53 000717
5/31/24	00053	5/28/24 59401935	202405 330-57200-48100	PEST CONTROL - MAY 24	*	40.00	
				MASSEY SERVICES INC.			40.00 000718
5/31/24	00068	5/22/24 1395	202405 320-53800-47300	IRRIGATION REPAIRS	*	375.00	
				RABALAC LANDSCAPE SOLUTIONS			375.00 000719
6/07/24	00064	5/31/24 00064602	202405 310-51300-48000	NOT OF BOS ELECTION	*	253.87	
				GANNETT FLORIDA LOCALIQ			253.87 000720
6/07/24	00066	6/07/24 07012024	202406 300-15500-10000	DR PLAYGROUND LEASE JUL24	*	3,048.11	
				HNB PROPERTY, LLC			3,048.11 000721
6/07/24	00054	6/07/24 07012024	202406 300-15500-10000	PLAYGRND/FUR LEASE JUL24	*	2,390.70	
				WHFS, LLC			2,390.70 000722
6/19/24	00049	6/01/24 INV-0223	202406 320-53800-47000	LAKE MAINTENANCE - JUN 24	*	918.00	
				AQUAGENIX			918.00 000723
6/19/24	00006	6/01/24 140	202406 310-51300-34000	MANAGEMENT FEES - JUN 24	*	3,333.33	
		6/01/24 140	202406 310-51300-35200	WEBSITE ADMIN - JUN 24	*	105.00	
		6/01/24 140	202406 310-51300-35100	INFORMATION TECH - JUN 24	*	157.50	

NPRC NORTH POWER LI IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/01/24	140 202406 310-51300-31300		*	500.00	
			DISSEMINATION - JUN 24				
		6/01/24	140 202406 330-57200-48300		*	437.50	
			AMENITY ACCESS - JUN 24				
		6/01/24	140 202406 310-51300-51000		*	3.67	
			OFFICE SUPPLIES				
		6/01/24	140 202406 310-51300-42000		*	104.31	
			POSTAGE				
		6/01/24	141 202406 320-53800-34000		*	1,378.17	
			FIELD MANAGEMENT - JUN 24				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			6,019.48 000724
6/19/24 00032		6/18/24 9719	202405 310-51300-31500		*	1,074.00	
			GENERAL COUNSEL - MAY 24				
				KILINSKI VAN WYK, PLLC			1,074.00 000725
6/19/24 00034		6/01/24 12835	202406 320-53800-46200		*	5,835.84	
			DR4 LANDSCAPE MAINT JUN24				
		6/01/24 12853	202406 320-53800-46200		*	3,820.42	
			LANDSCAPE MAINT - JUN24				
				PRINCE & SONS INC.			9,656.26 000726
6/19/24 00050		6/01/24 22993	202406 330-57200-48500		*	2,750.00	
			POOL MAINTENANCE - JUN24				
		6/10/24 23239	202406 330-57200-48500		*	390.00	
			2 NEW GAS SPRINGS				
				RESORT POOL SERVICES			3,140.00 000727
6/19/24 00059		5/31/24 11756596	202405 330-57200-34500		*	2,590.64	
			SECURITY SERVICES MAY24				
				SECURITAS SECURITY SERVICES USA, INC			2,590.64 000728
6/28/24 00052		6/25/24 5	202406 310-51300-31300		*	500.00	
			AMORT SCHED S2022 8/1/24				
				DISCLOSURE SERVICES LLC			500.00 000729
6/28/24 00069		6/28/24 93244	202406 300-15500-10000		*	343.60	
			7/4/24 SECURITY				
				NATION SECURITY SERVICES LLC			343.60 000730
				TOTAL FOR BANK A		74,156.32	
				TOTAL FOR REGISTER		74,156.32	

NPRC NORTH POWER LI IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/07/24	00002	3/31/24 022089 032 PH3 FR#37	202403 600-20700-10100	ABSOLUTE ENGINEERING INC	*	2,210.00	2,210.00 000141
5/28/24	00038	2/28/24 PAYAPP#4 032 P3 FR#38	202405 600-20700-10100		*	279,705.41	
		3/29/24 PAYAPP#5 032 P3 FR#38	202405 600-20700-10100		*	38,610.00	
		5/02/24 PAYAPP#R 032 P3 FR#38	202405 600-20700-10100		*	43,529.11	
		5/02/24 PAYAPP#6 032 P3 FR#38	202405 600-20700-10100		*	.00	
				QUALITY BY DESIGN, INC.			361,844.52 000142
6/04/24	00002	4/30/24 022155 031 PH3 FR#39	202404 600-20700-10100	ABSOLUTE ENGINEERING INC	*	450.00	450.00 000143
6/04/24	00035	5/15/24 9424 031 PH3 FR#39	202404 600-20700-10100	KILINSKI VAN WYK PLLC	*	209.25	209.25 000144
6/20/24	00018	5/30/24 1819 032 PH3 FR#40	202405 600-20700-10100	SIGNATURE PRIVACY WALLS OF FLORIDA	*	9,747.60	9,747.60 000145
TOTAL FOR BANK B						374,461.37	
TOTAL FOR REGISTER						374,461.37	



## SECTION 2

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

***Unaudited Financial Reporting***  
***June 30, 2024***



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1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Series 2020 Debt Service Fund</u>
6	<u>Series 2022 Debt Service Fund</u>
7	<u>Series 2020 Capital Projects Fund</u>
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9-10	<u>Month to Month</u>
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# North Powerline Road

## Community Development District

### Combined Balance Sheet

June 30, 2024

	General Fund	Debt Service Funds	Capital Funds	Total Governmental Funds
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 666,992	\$ -	\$ -	\$ 666,992
Capital Projects Account	\$ -	\$ -	\$ 3,067	\$ 3,067
<u>Investments:</u>				
Capital Reserve - Money Market	\$ -	\$ -	\$ 76,953	\$ 76,953
<u>Series 2020</u>				
Reserve	\$ -	\$ 355,933	\$ -	\$ 355,933
Revenue	\$ -	\$ 292,595	\$ -	\$ 292,595
Prepayment	\$ -	\$ 290	\$ -	\$ 290
Construction - Phase 1	\$ -	\$ -	\$ 32	\$ 32
Construction - Phase 2	\$ -	\$ -	\$ 415	\$ 415
<u>Series 2022</u>				
Reserve	\$ -	\$ 538,156	\$ -	\$ 538,156
Revenue	\$ -	\$ 313,199	\$ -	\$ 313,199
Prepayment	\$ -	\$ 99,533	\$ -	\$ 99,533
Construction - Phase 3	\$ -	\$ -	\$ 137	\$ 137
Construction - Phase 4	\$ -	\$ -	\$ 610	\$ 610
Due from Developer	\$ 1,934	\$ -	\$ -	\$ 1,934
Due from General Fund	\$ -	\$ 7,570	\$ -	\$ 7,570
Prepaid Expenses	\$ 8,476	\$ -	\$ -	\$ 8,476
<b>Total Assets</b>	<b>\$ 677,403</b>	<b>\$ 1,607,276</b>	<b>\$ 81,214</b>	<b>\$ 2,365,893</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 16,210	\$ -	\$ 642	\$ 16,852
Due to General Fund	\$ -	\$ -	\$ 1,934	\$ 1,934
Due to Debt Service	\$ 7,570	\$ -	\$ -	\$ 7,570
Retainage Payable	\$ -	\$ -	\$ 256,053	\$ 256,053
<b>Total Liabilities</b>	<b>\$ 23,780</b>	<b>\$ -</b>	<b>\$ 258,629</b>	<b>\$ 282,410</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 8,476	\$ -	\$ -	\$ 8,476
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 653,122	\$ -	\$ 653,122
Debt Service - Series 2022	\$ -	\$ 954,155	\$ -	\$ 954,155
Capital Projects - Series 2020	\$ -	\$ -	\$ 938	\$ 938
Capital Projects - Series 2022	\$ -	\$ -	\$ (255,306)	\$ (255,306)
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 76,953	\$ 76,953
Unassigned	\$ 645,146	\$ -	\$ -	\$ 645,146
<b>Total Fund Balances</b>	<b>\$ 653,622</b>	<b>\$ 1,607,276</b>	<b>\$ (177,415)</b>	<b>\$ 2,083,483</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 677,403</b>	<b>\$ 1,607,276</b>	<b>\$ 81,214</b>	<b>\$ 2,365,893</b>

# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b><u>Revenues:</u></b>				
Assessments - Tax Roll	\$ 632,269	\$ 632,269	\$ 636,102	\$ 3,834
Assessments - Direct Bill	\$ 105,677	\$ 105,677	\$ 52,838	\$ (52,838)
Boundary Amendment Contributions	\$ -	\$ -	\$ 12,564	\$ 12,564
Lease Proceeds	\$ -	\$ -	\$ 130,999	\$ 130,999
Interest	\$ -	\$ -	\$ 57	\$ 57
Miscellaneous	\$ -	\$ -	\$ 250	\$ 250
<b>Total Revenues</b>	<b>\$ 737,946</b>	<b>\$ 737,946</b>	<b>\$ 832,811</b>	<b>\$ 94,865</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 4,000	\$ 5,000
Engineering	\$ 20,000	\$ 15,000	\$ 340	\$ 14,660
Attorney	\$ 30,000	\$ 22,500	\$ 15,907	\$ 6,593
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 5,250	\$ 5,500	\$ (250)
Trustee Fees	\$ 12,500	\$ 5,388	\$ 5,388	\$ -
Management Fees	\$ 40,000	\$ 30,000	\$ 30,000	\$ -
Information Technology	\$ 1,890	\$ 1,418	\$ 1,418	\$ -
Website Maintenance	\$ 1,260	\$ 945	\$ 945	\$ -
Postage & Delivery	\$ 1,000	\$ 750	\$ 929	\$ (179)
Insurance	\$ 7,687	\$ 7,687	\$ 6,371	\$ 1,316
Copies	\$ 1,000	\$ 750	\$ 63	\$ 687
Legal Advertising	\$ 10,000	\$ 7,500	\$ 8,829	\$ (1,329)
Other Current Charges	\$ 5,000	\$ 3,750	\$ 364	\$ 3,386
Boundary Amendment Expenses	\$ -	\$ -	\$ 8,767	\$ (8,767)
Office Supplies	\$ 625	\$ 469	\$ 22	\$ 446
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 163,487</b>	<b>\$ 117,530</b>	<b>\$ 95,968</b>	<b>\$ 21,562</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	\$ 12,403	\$ 12,404	\$ -
Landscape Maintenance	\$ 100,000	\$ 75,000	\$ 59,255	\$ 15,745
Landscape Replacement	\$ 25,000	\$ 18,750	\$ 4,066	\$ 14,684
Lake Maintenance	\$ 21,600	\$ 16,200	\$ 8,262	\$ 7,938
Fountain Maintenance	\$ 1,800	\$ 1,350	\$ 150	\$ 1,200
Streetlights	\$ 75,000	\$ 56,250	\$ 83,408	\$ (27,158)
Electric	\$ 7,500	\$ 5,625	\$ 6,017	\$ (392)
Water & Sewer	\$ 2,400	\$ 1,800	\$ 137	\$ 1,663
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Irrigation Repairs	\$ 5,000	\$ 5,000	\$ 5,015	\$ (15)
General Repairs & Maintenance	\$ 15,000	\$ 11,250	\$ 4,789	\$ 6,461
Contingency	\$ 7,500	\$ 5,625	\$ 3,965	\$ 1,660
<b>Subtotal Field Expenditures</b>	<b>\$ 299,838</b>	<b>\$ 231,128</b>	<b>\$ 207,245</b>	<b>\$ 23,884</b>

# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 16,800	\$ 12,600	\$ 11,243	\$ 1,357
Amenity - Water	\$ 4,000	\$ 3,000	\$ 2,374	\$ 626
Playground Lease	\$ 53,688	\$ 40,266	\$ 36,757	\$ 3,509
Internet	\$ 2,000	\$ 1,500	\$ 963	\$ 537
Pest Control	\$ 630	\$ 473	\$ 360	\$ 113
Janitorial Services	\$ 10,800	\$ 8,100	\$ 6,525	\$ 1,575
Security Services	\$ 34,000	\$ 25,500	\$ 23,320	\$ 2,180
Pool Maintenance	\$ 36,000	\$ 27,000	\$ 26,955	\$ 45
Amenity Access Management	\$ 5,250	\$ 3,938	\$ 3,938	\$ -
Amenity Repairs & Maintenance	\$ 15,000	\$ 11,250	\$ 6,020	\$ 5,230
Contingency	\$ 7,500	\$ 5,625	\$ 4,625	\$ 1,000
Capital Outlay	\$ -	\$ -	\$ 65,500	\$ (65,500)
<b>Subtotal Amenity Expenditures</b>	<b>\$ 185,668</b>	<b>\$ 139,251</b>	<b>\$ 188,579</b>	<b>\$ (49,327)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 485,506</b>	<b>\$ 370,379</b>	<b>\$ 395,824</b>	<b>\$ (25,444)</b>
<b>Total Expenditures</b>	<b>\$ 648,993</b>	<b>\$ 487,910</b>	<b>\$ 491,792</b>	<b>\$ (3,882)</b>
<b><u>Other Financing Uses</u></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>\$ 487,910</b>	<b>\$ 491,792</b>	<b>\$ (3,882)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 341,019</b>		
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ 312,604</b>		
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ 653,622</b>		

# North Powerline Road

## Community Development District

### Capital Reserve Fund

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

For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 2,753	\$ 2,753
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,753</b>	<b>\$ 2,753</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>\$ 2,753</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>\$ 2,753</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 74,200</b>		<b>\$ 74,200</b>	
<b>Fund Balance - Ending</b>	<b>\$ 163,153</b>		<b>\$ 76,953</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 June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 712,525	\$ 712,525	\$ 716,843	\$ 4,319
Interest	\$ -	\$ -	\$ 26,003	\$ 26,003
<b>Total Revenues</b>	<b>\$ 712,525</b>	<b>\$ 712,525</b>	<b>\$ 742,846</b>	<b>\$ 30,322</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 225,803	\$ 225,803	\$ 225,803	\$ -
Principal - 5/1	\$ 260,000	\$ 260,000	\$ 260,000	\$ -
Interest - 5/1	\$ 225,803	\$ 225,803	\$ 225,803	\$ -
<b>Total Expenditures</b>	<b>\$ 711,606</b>	<b>\$ 711,606</b>	<b>\$ 711,606</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 918</b>		<b>\$ 31,240</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 258,989</b>		<b>\$ 621,882</b>	
<b>Fund Balance - Ending</b>	<b>\$ 259,907</b>		<b>\$ 653,122</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 June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 649,797	\$ 649,797	\$ 543,979	\$ (105,817)
Assessments - Prepayments	\$ -	\$ -	\$ 99,533	\$ 99,533
Interest	\$ -	\$ -	\$ 45,287	\$ 45,287
<b>Total Revenues</b>	<b>\$ 649,797</b>	<b>\$ 649,797</b>	<b>\$ 688,800</b>	<b>\$ 39,003</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	\$ 115,000	\$ 115,000	\$ -
Interest - 5/1	\$ 256,966	\$ 256,966	\$ 212,553	\$ 44,412
<b>Total Expenditures</b>	<b>\$ 648,931</b>	<b>\$ 628,931</b>	<b>\$ 2,189,519</b>	<b>\$ (1,560,588)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 866</b>		<b>\$ (1,500,719)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 866</b>		<b>\$ (1,500,719)</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>\$ 954,155</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 June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 744	\$ 744
Interest	\$ -	\$ -	\$ 222	\$ 222
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 966</b>	<b>\$ 966</b>
<b>Expenditures:</b>				
Capital Outlay - Phase 1	\$ -	\$ -	\$ 276	\$ (276)
Capital Outlay - Phase 2	\$ -	\$ -	\$ 468	\$ (468)
Admin Contingency	\$ -	\$ -	\$ 384	\$ (384)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,128</b>	<b>\$ (1,128)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (162)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,100</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 938</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 June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 1,228,943	\$ 1,228,943
Interest	\$ -	\$ -	\$ 44	\$ 44
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,228,987</b>	<b>\$ 1,228,987</b>
<b>Expenditures:</b>				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 1,060,706	\$ (1,060,706)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 168,937	\$ (168,937)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,229,643</b>	<b>\$ (1,229,643)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (656)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (254,650)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (255,306)</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	\$ -	\$ 1,617	\$ 1,640	\$ 2,179	\$ -	\$ -	\$ -	\$ 636,102
Assessments - Direct Bill	\$ -	\$ -	\$ 52,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,838
Boundary Amendment Contributions	\$ 3,796	\$ -	\$ -	\$ -	\$ 5,720	\$ 1,113	\$ -	\$ -	\$ 1,934	\$ -	\$ -	\$ -	\$ 12,564
Lease Proceeds	\$ 130,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,999
Interest	\$ 3	\$ 2	\$ 6	\$ 9	\$ 8	\$ 9	\$ 8	\$ 6	\$ 6	\$ -	\$ -	\$ -	\$ 57
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ 250
<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>\$ 1,625</b>	<b>\$ 1,896</b>	<b>\$ 4,119</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 832,811</b>

<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 600	\$ 600	\$ -	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Engineering	\$ 340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 340
Attorney	\$ 1,060	\$ 1,559	\$ 754	\$ 2,231	\$ 2,138	\$ 590	\$ 4,801	\$ 1,074	\$ 1,701	\$ -	\$ -	\$ -	\$ 15,907
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 1,000	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 1,000	\$ -	\$ -	\$ -	\$ 5,500
Trustee Fees	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ 1,347	\$ -	\$ -	\$ -	\$ 5,388
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ 30,000
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ 1,418
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ 945
Postage & Delivery	\$ 53	\$ 26	\$ -	\$ 349	\$ 138	\$ 36	\$ 130	\$ 92	\$ 104	\$ -	\$ -	\$ -	\$ 929
Insurance	\$ 6,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,371
Printing & Binding	\$ -	\$ -	\$ 62	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63
Legal Advertising	\$ 8,240	\$ -	\$ -	\$ 335	\$ -	\$ -	\$ -	\$ 254	\$ -	\$ -	\$ -	\$ -	\$ 8,829
Other Current Charges	\$ 39	\$ 40	\$ 39	\$ 39	\$ 42	\$ 42	\$ 41	\$ 41	\$ 42	\$ -	\$ -	\$ -	\$ 364
Boundary Amendment Expenses	\$ 1,257	\$ 2,906	\$ 1,558	\$ 1,113	\$ 820	\$ 934	\$ 180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,767
Office Supplies	\$ 4	\$ 1	\$ 3	\$ 0	\$ 3	\$ 3	\$ 1	\$ 3	\$ 4	\$ -	\$ -	\$ -	\$ 22
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>\$ 7,836</b>	<b>\$ 5,702</b>	<b>\$ 10,049</b>	<b>\$ 6,560</b>	<b>\$ 7,793</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 95,968</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	\$ 1,378	\$ 1,378	\$ 1,378	\$ -	\$ -	\$ -	\$ 12,404
Landscape Maintenance	\$ 6,400	\$ 6,400	\$ 6,380	\$ 6,380	\$ -	\$ 5,870	\$ 7,090	\$ 11,076	\$ 9,656	\$ -	\$ -	\$ -	\$ 59,255
Landscape Replacement	\$ -	\$ 3,460	\$ 606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,066
Lake Maintenance	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ -	\$ -	\$ -	\$ 8,262
Fountain Maintenance	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Streetlights	\$ 5,362	\$ 11,328	\$ 5,360	\$ 10,379	\$ 9,901	\$ 9,901	\$ 9,918	\$ 10,629	\$ 10,629	\$ -	\$ -	\$ -	\$ 83,408
Electric	\$ 698	\$ 990	\$ 310	\$ 303	\$ 644	\$ 594	\$ 812	\$ 1,057	\$ 609	\$ -	\$ -	\$ -	\$ 6,017
Water & Sewer	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ -	\$ 17	\$ 17	\$ -	\$ -	\$ -	\$ 137
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 695	\$ 78	\$ 185	\$ 284	\$ 70	\$ 153	\$ 345	\$ 445	\$ 2,760	\$ -	\$ -	\$ -	\$ 5,015
General Repairs & Maintenance	\$ 790	\$ 380	\$ -	\$ 535	\$ 1,473	\$ 571	\$ 1,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,789
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,015	\$ 1,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,965
<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>\$ 21,418</b>	<b>\$ 23,453</b>	<b>\$ 25,520</b>	<b>\$ 25,968</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 207,245</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	\$ 963	\$ 1,987	\$ 906	\$ -	\$ -	\$ -	11,243
Amenity - Water	\$ 255	\$ 232	\$ 273	\$ 212	\$ 235	\$ 387	\$ 300	\$ 240	\$ 240	\$ -	\$ -	\$ -	2,374
Playground Lease	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ -	\$ -	\$ -	36,757
Internet	\$ 110	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 109	\$ 109	\$ -	\$ -	\$ -	963
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	360
Janitorial Services	\$ 550	\$ 550	\$ 550	\$ 800	\$ 800	\$ 800	\$ 875	\$ 800	\$ 800	\$ -	\$ -	\$ -	6,525
Security Services	\$ 2,847	\$ 2,363	\$ 2,818	\$ 2,363	\$ 2,363	\$ -	\$ 5,181	\$ 2,591	\$ 2,794	\$ -	\$ -	\$ -	23,320
Pool Maintenance	\$ 1,500	\$ 2,670	\$ 1,720	\$ 6,645	\$ 2,750	\$ 2,750	\$ 3,030	\$ 2,750	\$ 3,140	\$ -	\$ -	\$ -	26,955
Amenity Access Management	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	3,938
Amenity Repairs & Maintenance	\$ 1,117	\$ 465	\$ -	\$ 1,038	\$ 285	\$ 506	\$ 1,375	\$ 1,235	\$ -	\$ -	\$ -	\$ -	6,020
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>\$ 11,457</b>	<b>\$ 17,746</b>	<b>\$ 15,628</b>	<b>\$ 13,906</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>188,579</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>\$ 32,875</b>	<b>\$ 41,199</b>	<b>\$ 41,148</b>	<b>\$ 39,874</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>395,824</b>
<b>Total Expenditures</b>	<b>\$ 75,688</b>	<b>\$ 46,938</b>	<b>\$ 100,894</b>	<b>\$ 47,480</b>	<b>\$ 35,591</b>	<b>\$ 38,578</b>	<b>\$ 51,248</b>	<b>\$ 47,708</b>	<b>\$ 47,667</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>491,792</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>\$ 35,591</b>	<b>\$ 38,578</b>	<b>\$ 51,248</b>	<b>\$ 47,708</b>	<b>\$ 47,667</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>491,792</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>\$ 99,572</b>	<b>\$ (37,455)</b>	<b>\$ (49,623)</b>	<b>\$ (45,812)</b>	<b>\$ (43,548)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>341,019</b>

# North Powerline Road

## Community Development District

### Long Term Debt Report

Series 2020, Special Assessment Revenue Bonds		
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$355,933	
Reserve Fund Balance	\$355,933	
Bonds Outstanding - 12/14/20		\$12,685,000
Less: Principal Payment - 05/01/22		(\$250,000)
Less: Special Call - 05/01/22		(\$20,000)
Less: Special Call - 11/01/22		(\$5,000)
Less: Principal Payment - 05/01/23		(\$255,000)
Less: Principal Payment - 05/01/24		(\$260,000)
<b>Current Bonds Outstanding</b>		<b>\$11,895,000</b>

Series 2022, Special Assessment Revenue Bonds		
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)
Less: Principal Payment - 05/01/24		(\$115,000)
<b>Current Bonds Outstanding</b>		<b>\$7,570,000</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
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
04/10/24	03/01/24-03/31/24	\$4,920.26	\$0.00	(\$98.41)	\$0.00	\$4,821.85	\$1,616.92	\$1,822.17	\$1,382.76	\$4,821.85
05/20/24	01/01/24-03/31/24	\$0.00	\$0.00	\$0.00	\$888.78	\$888.78	\$298.04	\$335.87	\$254.87	\$888.78
05/31/24	04/01/24-04/30/24	\$4,082.75	\$0.00	(\$81.66)	\$0.00	\$4,001.09	\$1,341.70	\$1,512.00	\$1,147.39	\$4,001.09
06/28/24	06/03/24-06/03/24	\$6,631.70	\$0.00	(\$132.63)	\$0.00	\$6,499.07	\$2,179.35	\$2,455.98	\$1,863.73	\$6,499.06
<b>TOTAL</b>		<b>\$ 2,007,487.69</b>	<b>\$ (76,426.32)</b>	<b>\$ (39,026.73)</b>	<b>\$ 4,890.46</b>	<b>\$ 1,896,925.10</b>	<b>\$ 636,102.26</b>	<b>\$ 716,843.35</b>	<b>\$ 543,979.48</b>	<b>\$ 1,896,925.09</b>

101%  
0

Net Percent Collected  
Balance Remaining to Collect

**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>