

*North Powerline Road  
Community Development District*

*Meeting Agenda*

*April 23, 2025*

# AGENDA

# *North Powerline Road Community Development District*

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

April 16, 2025

## **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 **Wednesday, April 23, 2025 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 (Public Comments are limited to three (3) minutes each)
3. Approval of Minutes of the March 26, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-12 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 23, 2025), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments
5. Discussion Regarding Amending Playground Policies for the District (*requested by Supervisor Diaz*)
6. Consideration of Resolution 2025-13 Expanding Parking Policies
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report (*to be provided under separate cover*)
    - i. Consideration of Proposal for Hydro Lift (*to be provided under separate cover*)
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

# 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 **Wednesday, March 26, 2025** at 10:06 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Henley	Chairperson
Alex Diaz	Vice Chairperson
Jessica Spencer	Assistant Secretary
Lindsey Roden	Assistant Secretary
Mauricio Gatica <i>joined late</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>via Zoom</i>	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the March 26, 2025, 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 at 10:06 a.m. and called the roll. Four Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated there were no members of the public present for public comment in person but there were a few members present via Zoom. She asked for any comments specific to the agenda and asked the comments to be kept to a three-minute time limit. There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the February 26, 2025 Board of Supervisors Meeting**

Ms. Burns presented the February 26, 2025, Board of Supervisors meeting minutes and asked for any questions, comments, or corrections. There being no changes from the Board, there was a motion of approval.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Minutes of the February 26, 2025 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Ratification of Conveyance Documents**

- A. Bella Vita Phase 3**
- B. Deer Run**
- C. Horse Creek Phase 3 ROW (Roads)**

Ms. Burns presented the conveyance documents for ratification and offered to answer any Board questions. There being no questions, there was a motion of approval.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Conveyance Documents of Bella Vita Phase 3, Deer Run, and Horse Creek Phase 3 ROW (Roads), were ratified.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-11  
Ratifying Changes to Designated Parking  
Areas *(to be provided under separate cover)***

Ms. Burns stated that this was provided to the Board under separate cover, and this ratifies action taken at a prior meeting to remove the parking on Tiny Flower. This has already been put in place. Signs have been removed, and residents have been notified of the update.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Resolution 2025-11 Ratifying Changes to Designated Parking Areas, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

- A. Attorney**

Mr. Van Wyk noted that they are finishing the boundary amendment that is moving forward with city approval. It will be going to County Commission for final consideration soon. There

being no other updates for the Board, he offered to answer any Board questions. There being no questions, the next item followed.

**B. Engineer**

Ms. Burns noted the District Engineer was not present.

**C. Field Manager's Report (*to be provided under separate cover*)**

Mr. Tindall presented the Field Manager's Report that was provided under separate cover and summarized the report for the Board. Mr. Tindall opened discussion about lift repairs. This item will be added to the next month's agenda where he will offer pricing for repairs and replacement.

*\*Ms. Gatica joined the meeting at this time.*

Mr. Tindall presented proposals for the Phase 1 playground fence. This is for the installation of a fence that would match the pool fence. Ms. Burns added that both fence options are within the estimated budgeted cost. Board and staff discussed this item before making a motion of approval for the six-foot option.

On MOTION by Mr. Diaz, seconded by Ms. Spencer, with all in favor, the Proposal for the Phase 1 Playground Fence, was approved.
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Mr. Tindall presented a proposal for a privacy shield for a playground in Phase 4. He added that this is a good investment for the long-term enjoyment of that amenity. He noted that the thought process here is that the fence or privacy shield would help with the view of the playground that would block dogs from seeing and barking at the commotion of running children.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Proposal for a Privacy Shield for the Phase 4 Playground, was approved.
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Mr. Tindall presented a quotes for the palm trees at the entrance on Tiny Flower. The Board directed for a sabal palm to be used in that area.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Installation of Sabal Palm, was approved.
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**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns presented the check register to the Board for approval. She offered to answer any Board questions on any of those invoices. There being none, she asked for a motion of approval.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns presented the financials for the Board's review. There was no action necessary. She added that they will begin the preliminary budget to present to the Board at next month's meeting.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

Ms. Burns asked for any other business, there being no comments the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

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

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Secretary / Assistant Secretary

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Chairman / Vice Chairman



## SECTION IV

## RESOLUTION 2025-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the North Powerline Road Community Development District (“**District**”) prior to June 15, 2025, a proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Wednesday, July 23, 2025  
HOUR: 10:00 AM  
LOCATION: Prime HOA Offices  
375 Avenue A S.E.  
Winter Haven, Florida 33880

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Haines City and Polk County, at least sixty (60) days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

**6. PUBLICATION OF NOTICE.** Notice of the public hearings shall be published in the manner prescribed in Florida law.

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

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

**PASSED AND ADOPTED THIS 23<sup>RD</sup> DAY OF APRIL 2025.**

ATTEST: **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2026

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

***Proposed Budget***  
***FY2026***



# Table of Contents

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

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

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Total Thru 9/30/25	Proposed Budget FY2026
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**Revenues**

Assessments - Roll	\$ 771,872	\$ 761,916	\$ 9,956	\$ 771,872	\$ 963,661
Assessments - Direct	\$ 115,155	\$ 57,578	\$ 57,577	\$ 115,155	\$ -
Boundary Amendment Contributions	\$ -	\$ 9,363	\$ 4,500	\$ 13,863	\$ -
Interest	\$ -	\$ 323	\$ 323	\$ 646	\$ -
Miscellaneous	\$ -	\$ 60	\$ -	\$ 60	\$ -

<b>Total Revenues</b>	<b>\$ 887,027</b>	<b>\$ 829,240</b>	<b>\$ 72,356</b>	<b>\$ 901,596</b>	<b>\$ 963,661</b>
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**Expenditures**

**Administrative**

Supervisor Fees	\$ 12,000	\$ 3,000	\$ 6,000	\$ 9,000	\$ 12,000
Employer FICA Expense	\$ -	\$ 77	\$ 459	\$ 536	\$ 918
Engineering	\$ 17,500	\$ 1,473	\$ 8,750	\$ 10,223	\$ 15,000
Attorney	\$ 30,000	\$ 8,232	\$ 15,000	\$ 23,232	\$ 30,000
Annual Audit	\$ 5,600	\$ -	\$ 4,000	\$ 4,000	\$ 4,150
Assessment Administration	\$ 8,500	\$ 8,500	\$ -	\$ 8,500	\$ 8,755
Arbitrage	\$ 2,250	\$ 450	\$ 450	\$ 900	\$ 1,350
Dissemination	\$ 9,000	\$ 4,500	\$ 1,500	\$ 6,000	\$ 7,180
Trustee Fees	\$ 20,205	\$ 4,041	\$ 4,041	\$ 8,081	\$ 13,335
Management Fees	\$ 45,000	\$ 22,500	\$ 22,500	\$ 45,000	\$ 47,500
Information Technology	\$ 1,985	\$ 993	\$ 992	\$ 1,985	\$ 2,044
Website Maintenance	\$ 1,323	\$ 662	\$ 662	\$ 1,323	\$ 1,363
Postage & Delivery	\$ 1,000	\$ 701	\$ 500	\$ 1,201	\$ 1,300
Insurance	\$ 8,840	\$ 6,631	\$ -	\$ 6,631	\$ 7,626
Copies	\$ 500	\$ 123	\$ 250	\$ 373	\$ 500
Legal Advertising	\$ 10,000	\$ 1,019	\$ 3,614	\$ 4,633	\$ 5,000
Other Current Charges	\$ 2,500	\$ 257	\$ 300	\$ 557	\$ 1,250
Boundary Amendment Expenses	\$ -	\$ 13,863	\$ -	\$ 13,863	\$ -
Office Supplies	\$ 250	\$ 10	\$ 30	\$ 40	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<b>Total Administrative</b>	<b>\$ 176,627</b>	<b>\$ 77,204</b>	<b>\$ 69,047</b>	<b>\$ 146,251</b>	<b>\$ 159,696</b>
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**North Powerline Road**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Total Thru 9/30/25	Proposed Budget FY2026
<u>Operations &amp; Maintenance</u>					
<b>Field Expenditures</b>					
Property Insurance	\$ 27,500	\$ 21,530	\$ -	\$ 21,530	\$ 24,760
Field Management	\$ 20,000	\$ 10,000	\$ 10,000	\$ 20,000	\$ 20,600
Landscape Maintenance	\$ 160,000	\$ 59,028	\$ 57,938	\$ 116,965	\$ 185,000
Landscape Replacement	\$ 25,000	\$ 990	\$ 12,500	\$ 13,490	\$ 30,000
Lake Maintenance	\$ 15,204	\$ 7,363	\$ 5,508	\$ 12,871	\$ 18,313
Fountain Maintenance	\$ 1,800	\$ -	\$ 900	\$ 900	\$ 1,872
Streetlights	\$ 112,000	\$ 77,759	\$ 78,600	\$ 156,359	\$ 165,000
Electric	\$ 9,000	\$ 1,677	\$ 2,490	\$ 4,167	\$ 9,900
Water & Sewer	\$ 2,400	\$ 412	\$ 412	\$ 824	\$ 2,640
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 1,065	\$ 2,500	\$ 3,565	\$ 7,500
General Repairs & Maintenance	\$ 20,000	\$ 3,266	\$ 10,000	\$ 13,266	\$ 20,000
Contingency	\$ 7,500	\$ 7,700	\$ -	\$ 7,700	\$ 7,500
<b>Subtotal Field Expenditures</b>	<b>\$ 407,904</b>	<b>\$ 190,790</b>	<b>\$ 182,098</b>	<b>\$ 372,888</b>	<b>\$ 495,585</b>
<b>Amenity Expenditures</b>					
Amenity - Electric	\$ 18,000	\$ 5,080	\$ 6,000	\$ 11,080	\$ 15,000
Amenity - Water	\$ 4,000	\$ 1,363	\$ 1,800	\$ 3,163	\$ 4,400
Playground Lease	\$ 53,688	\$ 32,633	\$ 32,633	\$ 65,266	\$ 73,266
Internet	\$ 2,000	\$ 812	\$ 812	\$ 1,625	\$ 1,625
Pest Control	\$ 648	\$ 240	\$ 840	\$ 1,080	\$ 1,120
Janitorial Services	\$ 14,060	\$ 5,652	\$ 5,652	\$ 11,304	\$ 14,060
Security Services	\$ 34,000	\$ 10,021	\$ 14,030	\$ 24,051	\$ 34,000
Pool Maintenance	\$ 33,300	\$ 16,950	\$ 16,950	\$ 33,900	\$ 33,960
Amenity Management	\$ 15,000	\$ 7,500	\$ 7,500	\$ 15,000	\$ 15,450
Amenity Repairs & Maintenance	\$ 12,500	\$ 4,176	\$ 6,250	\$ 10,426	\$ 12,500
Hog Trap	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Holiday Decorations	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ 15,500
Contingency	\$ 7,500	\$ 4,354	\$ 3,146	\$ 7,500	\$ 7,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 207,196</b>	<b>\$ 96,281</b>	<b>\$ 100,613</b>	<b>\$ 196,894</b>	<b>\$ 233,381</b>
<u>Total Operations &amp; Maintenance</u>	<b>\$ 615,100</b>	<b>\$ 287,071</b>	<b>\$ 282,711</b>	<b>\$ 569,782</b>	<b>\$ 728,965</b>
<u>Other Expenditures</u>					
Capital Reserves	\$ 95,300	\$ -	\$ 95,300	\$ 95,300	\$ 75,000
<u>Total Other Expenditures</u>	<b>\$ 95,300</b>	<b>\$ -</b>	<b>\$ 95,300</b>	<b>\$ 95,300</b>	<b>\$ 75,000</b>
<b>Total Expenditures</b>	<b>\$ 887,027</b>	<b>\$ 364,275</b>	<b>\$ 447,058</b>	<b>\$ 811,333</b>	<b>\$ 963,661</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ (0)</b>	<b>\$ 464,965</b>	<b>\$ (374,701)</b>	<b>\$ 90,264</b>	<b>\$ -</b>

Product	ERU's	Assessable Units	ERU/Unit	Net Total	FY2026 Net Per Unit	FY2026 Gross Per Unit	FY2025 Gross Per Unit	FY2026 Increase/ (Decrease)
Phase 1 - Tax Roll	295.00	295	1.00	\$275,947.14	\$935.41	\$1,005.82	\$803.20	\$202.62
Phase 2 - Tax Roll	271.00	271	1.00	\$253,497.20	\$935.41	\$1,005.82	\$803.20	\$202.62
Phase 3 Platted	8.00	8	1.00	\$7,483.31	\$935.41	\$1,005.82	\$803.20	\$202.62
Phase 3 Townhomes	225.00	300	0.75	\$210,468.16	\$701.56	\$754.37	\$602.40	\$151.97
Phase 4 - Tax Roll - Single Family	162.00	162	1.00	\$151,537.07	\$935.41	\$1,005.82	\$803.20	\$202.62
Phase 5 - Direct - Unplatted	0.00	532		\$39,429.81	\$74.12	\$79.69	\$131.45	(\$51.76)
Phase 6 - Direct - Unplatted	0.00	256		\$25,298.32	\$98.82	\$106.26	\$131.45	(\$25.19)
	<b>961.00</b>	<b>1824</b>		<b>\$963,661.02</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.

###### **Employer FICA Expense**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

###### **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.



# **North Powerline Road**

## **Community Development District**

### **General Fund Budget**

#### 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.

#### 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.

# **North Powerline Road**

## **Community Development District**

### **General Fund Budget**

#### 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.

#### 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.

# **North Powerline Road**

## **Community Development District**

### **General Fund Budget**

#### 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.

#### 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.

# **North Powerline Road**

## **Community Development District**

### **General Fund Budget**

#### 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.

#### 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 FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Total Thru 9/30/25	Proposed Budget FY2026
<b><u>Revenues</u></b>					
Interest	\$ 2,000	\$ 3,018	\$ 1,509	\$ 4,526	\$ 2,000
Carry Forward Surplus	\$ 92,623	\$ 152,216	\$ -	\$ 152,216	\$ 217,042
<b>Total Revenues</b>	<b>\$ 94,623</b>	<b>\$ 155,234</b>	<b>\$ 1,509</b>	<b>\$ 156,742</b>	<b>\$ 219,042</b>
<b><u>Expenditures</u></b>					
Chair Lift Replacement	\$ 10,500	\$ -	\$ 10,500	\$ 10,500	\$ -
Fountain Replacement	\$ 13,500	\$ -	\$ 13,500	\$ 13,500	\$ -
Playground Fence	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ -
Contingency	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
<b>Total Expenditures</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ 35,000</b>	<b>\$ 35,000</b>	<b>\$ 1,000</b>
<b><u>Other Financing Sources</u></b>					
Transfer In/(Out)	\$ 95,300	\$ -	\$ 95,300	\$ 95,300	\$ 75,000
<b>Total Other Sources/(Uses)</b>	<b>\$ 95,300</b>	<b>\$ -</b>	<b>\$ 95,300</b>	<b>\$ 95,300</b>	<b>\$ 75,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 154,923</b>	<b>\$ 155,234</b>	<b>\$ 61,809</b>	<b>\$ 217,042</b>	<b>\$ 293,042</b>

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

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Total Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments	\$ 712,525	\$ 703,329	\$ 9,195	\$ 712,525	\$ 712,525
Interest	\$ 8,000	\$ 13,526	\$ 6,763	\$ 20,289	\$ 10,144
Carry Forward Surplus	\$ 305,857	\$ 306,811	\$ -	\$ 306,811	\$ 324,843
<b>Total Revenues</b>	<b>\$ 1,026,381</b>	<b>\$ 1,023,666</b>	<b>\$ 15,958</b>	<b>\$ 1,039,624</b>	<b>\$ 1,047,512</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ 222,391	\$ 222,391	\$ -	\$ 222,391	\$ 218,847
Principal Expense - 5/1	\$ 270,000	\$ -	\$ 270,000	\$ 270,000	\$ 275,000
Interest Expense - 5/1	\$ 222,391	\$ -	\$ 222,391	\$ 222,391	\$ 218,847
<b>Total Expenditures</b>	<b>\$ 714,781</b>	<b>\$ 222,391</b>	<b>\$ 492,391</b>	<b>\$ 714,781</b>	<b>\$ 712,694</b>
<b>Net Change in Fund Balance</b>	<b>\$ 311,600</b>	<b>\$ 801,276</b>	<b>\$ (476,432)</b>	<b>\$ 324,843</b>	<b>\$ 334,818</b>

Interest Expense 11/1/26	\$ 214,550
<b>Total</b>	<b>\$ 214,550</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
11/01/25	\$ 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 FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Total Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments	\$ 533,100	\$ 526,220	\$ 6,880	\$ 533,100	\$ 533,100
Interest	\$ 30,000	\$ 11,603	\$ 5,801	\$ 17,404	\$ 8,702
Carry Forward Surplus	\$ 426,912	\$ 323,316	\$ -	\$ 323,316	\$ 345,264
<b>Total Revenues</b>	<b>\$ 990,012</b>	<b>\$ 861,139</b>	<b>\$ 12,681</b>	<b>\$ 873,820</b>	<b>\$ 887,066</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ 206,778	\$ 206,778	\$ -	\$ 206,778	\$ 204,047
Principal Expense - 5/1	\$ 115,000	\$ -	\$ 115,000	\$ 115,000	\$ 125,000
Interest Expense - 5/1	\$ 206,778	\$ -	\$ 206,778	\$ 206,778	\$ 204,047
<b>Total Expenditures</b>	<b>\$ 528,556</b>	<b>\$ 206,778</b>	<b>\$ 321,778</b>	<b>\$ 528,556</b>	<b>\$ 533,094</b>
<b>Net Change in Fund Balance</b>	<b>\$ 461,455</b>	<b>\$ 654,361</b>	<b>\$ (309,097)</b>	<b>\$ 345,264</b>	<b>\$ 353,972</b>

Interest Expense - 11/1/26	\$ 201,078
<b>Total</b>	<b>\$ 201,078</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
11/01/25	\$	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 VI

## RESOLUTION 2025-13

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT AMENDING EXHIBIT A TO THE DISTRICT'S AMENDED AND RESTATED RULES RELATING TO PARKING AND PARKING ENFORCEMENT; ADDRESSING CONFLICTS; 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, being situated in Polk County, Florida; and

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to adopt rules, rates, charges, and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of district business; and

**WHEREAS**, on August 6, 2024, at a duly noticed public meeting, the District's Board of Supervisors ("**Board**") adopted the District's *Amended and Restated Rules Relating to Parking and Parking Enforcement* ("**Parking Policy**"), which designates the District's Designated Parking Areas as identified in Exhibit A thereto and defined therein; and

**WHEREAS**, the Board now desires amend Exhibit A to the Parking Policy to include roadways and other Designated Parking Areas within Phases 1B-2 & 2 of the District where parking is permitted, as shown on the amended map attached hereto as **Exhibit A**; and

**WHEREAS**, the Board finds that it is in the best interests of the District to amend Exhibit A to the Parking Policy to include the additional locations identified in **Exhibit A** to this Resolution.

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

**SECTION 1.** The recitals stated above are true and correct and by this reference are incorporated herein.

**SECTION 2.** This Resolution is intended to amend, in part, the Exhibit A to the District's Parking Policy which remains in full force and effect except as otherwise provided herein. All terms in the Parking Policy that are not amended by this Resolution apply as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed

**SECTION 3.** The District hereby approves the amendment of Exhibit A to the Parking Policy to include the additional Designated Parking Areas (as defined in the District's Parking Policy) as set forth in **Exhibit A** attached hereto. The remaining provisions of the Parking Policy are unchanged and hereby reaffirmed.

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

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED THIS 23RD DAY OF APRIL 2025.**

ATTEST:

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

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

**Exhibit A:** Phases 1B-2 & 2 Parking Policy Map

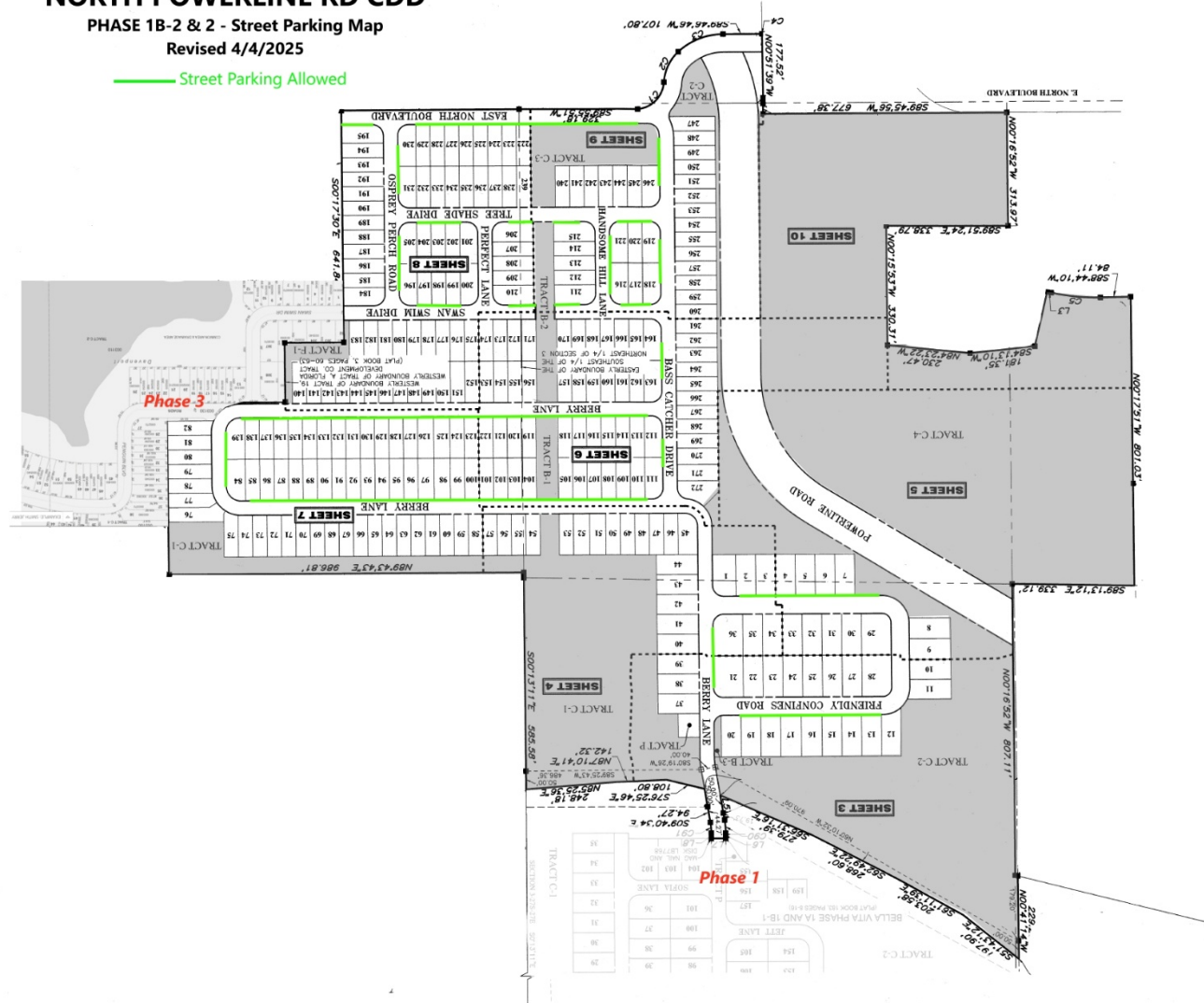
## Phases 1B-2 & 2 Parking Policy Map

## NORTH POWERLINE RD CDD

### PHASE 1B-2 & 2 - Street Parking Map

Revised 4/4/2025

———— Street Parking Allowed



## SECTION VII

# SECTION C



*Item will be  
provided under  
separate cover.*

# SECTION 1

*Item will be  
provided under  
separate cover.*

# SECTION D

# SECTION 1

# North Powerline Road

## Community Development District

### Summary of Check Register

March 16, 2025 to April 8, 2025

Bank	Date	Check No.'s	Amount
General Fund	3/24/25	886-887	\$ 562,768.69
	3/27/25	888-889	\$ 4,252.76
	4/3/25	890-896	\$ 12,954.90
			<hr/>
			\$ 579,976.35
Supervisors March 2025	Alexis J Diaz	50005	\$ 184.70
	Mauricio Garcia	50006	\$ 184.70
	Bobbie J Henley	50007	\$ 184.70
	Lindsey E Roden	50008	\$ 184.70
	Jessica M Spencer	50009	\$ 184.70
			<hr/>
Total Amount			\$ 580,899.85



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/03/25	00054	4/03/25 04032025	202504 300-15500-10000	PLAYGRND/FUR LEASE-MAY25	*	2,390.70	
				WHFS LLC			2,390.70 000896
-----							
TOTAL FOR BANK A						579,976.35	
TOTAL FOR REGISTER						579,976.35	



## SECTION 2

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

***Unaudited Financial Reporting***  
***March 31, 2025***



# Table of Contents

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

**North Powerline Road**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2025**

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Total Governmental Funds
<b>Assets:</b>					
Operating Account	\$ 286,960	\$ -	\$ -	\$ -	\$ 286,960
Capital Projects Account	\$ -	\$ -	\$ -	\$ 1,045	\$ 1,045
State Board of Administration	\$ 560,277	\$ -	\$ -	\$ -	\$ 560,277
<b>Investments:</b>					
Capital Reserve - Money Market	\$ -	\$ 155,234	\$ -	\$ -	\$ 155,234
<u>Series 2020</u>					
Reserve	\$ -	\$ -	\$ 355,933	\$ -	\$ 355,933
Revenue	\$ -	\$ -	\$ 798,017	\$ -	\$ 798,017
Prepayment	\$ -	\$ -	\$ 300	\$ -	\$ 300
<u>Series 2022</u>					
Reserve	\$ -	\$ -	\$ 265,234	\$ -	\$ 265,234
Revenue	\$ -	\$ -	\$ 652,146	\$ -	\$ 652,146
Due from General Fund	\$ -	\$ -	\$ 5,175	\$ -	\$ 5,175
Prepaid Expenses	\$ 5,439	\$ -	\$ -	\$ -	\$ 5,439
<b>Total Assets</b>	<b>\$ 852,675</b>	<b>\$ 155,234</b>	<b>\$ 2,076,804</b>	<b>\$ 1,045</b>	<b>\$ 3,085,758</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 3,571	\$ -	\$ -	\$ 56	\$ 3,627
Due to Debt Service	\$ 5,175	\$ -	\$ -	\$ -	\$ 5,175
Retainage Payable	\$ -	\$ -	\$ -	\$ 256,053	\$ 256,053
<b>Total Liabilities</b>	<b>\$ 8,746</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 256,109</b>	<b>\$ 264,855</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ 5,439	\$ -	\$ -	\$ -	\$ 5,439
Restricted for:					
Debt Service - Series 2020	\$ -	\$ -	\$ 1,157,209	\$ -	\$ 1,157,209
Debt Service - Series 2022	\$ -	\$ -	\$ 919,595	\$ -	\$ 919,595
Capital Projects - Series 2020	\$ -	\$ -	\$ -	\$ 989	\$ 989
Capital Projects - Series 2022	\$ -	\$ -	\$ -	\$ (256,053)	\$ (256,053)
Assigned for:					
Capital Reserves	\$ -	\$ 155,234	\$ -	\$ -	\$ 155,234
Unassigned	\$ 838,490		\$ -	\$ -	\$ 838,490
<b>Total Fund Balances</b>	<b>\$ 843,929</b>	<b>\$ 155,234</b>	<b>\$ 2,076,804</b>	<b>\$ (255,064)</b>	<b>\$ 2,820,903</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 852,675</b>	<b>\$ 155,234</b>	<b>\$ 2,076,804</b>	<b>\$ 1,045</b>	<b>\$ 3,085,758</b>

# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b><u>Revenues:</u></b>				
Assessments - Tax Roll	\$ 771,872	\$ 761,916	\$ 761,916	\$ -
Assessments - Direct Bill	\$ 115,155	\$ 57,578	\$ 57,578	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 9,363	\$ 9,363
Interest	\$ -	\$ -	\$ 323	\$ 323
Miscellaneous	\$ -	\$ -	\$ 60	\$ 60
<b>Total Revenues</b>	<b>\$ 887,027</b>	<b>\$ 819,494</b>	<b>\$ 829,240</b>	<b>\$ 9,746</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,000	\$ 3,000
Employer FICA Expense	\$ -	\$ -	\$ 77	\$ (77)
Engineering	\$ 17,500	\$ 8,750	\$ 1,473	\$ 7,278
Attorney	\$ 30,000	\$ 15,000	\$ 8,232	\$ 6,768
Annual Audit	\$ 5,600	\$ -	\$ -	\$ -
Assessment Administration	\$ 8,500	\$ 8,500	\$ 8,500	\$ -
Arbitrage	\$ 2,250	\$ 450	\$ 450	\$ -
Dissemination	\$ 9,000	\$ 4,500	\$ 4,500	\$ -
Trustee Fees	\$ 20,205	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 45,000	\$ 22,500	\$ 22,500	\$ -
Information Technology	\$ 1,985	\$ 992	\$ 993	\$ (0)
Website Maintenance	\$ 1,323	\$ 662	\$ 662	\$ -
Postage & Delivery	\$ 1,000	\$ 500	\$ 701	\$ (201)
Insurance	\$ 8,840	\$ 8,840	\$ 6,631	\$ 2,209
Copies	\$ 500	\$ 250	\$ 123	\$ 127
Legal Advertising	\$ 10,000	\$ 5,000	\$ 1,019	\$ 3,981
Other Current Charges	\$ 2,500	\$ 1,250	\$ 257	\$ 993
Boundary Amendment Expenses	\$ -	\$ -	\$ 13,863	\$ (13,863)
Office Supplies	\$ 250	\$ 125	\$ 10	\$ 115
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 176,627</b>	<b>\$ 87,534</b>	<b>\$ 77,204</b>	<b>\$ 10,330</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 27,500	\$ 27,500	\$ 21,530	\$ 5,970
Field Management	\$ 20,000	\$ 10,000	\$ 10,000	\$ -
Landscape Maintenance	\$ 160,000	\$ 80,000	\$ 59,028	\$ 20,972
Landscape Replacement	\$ 25,000	\$ 12,500	\$ 990	\$ 11,510
Lake Maintenance	\$ 15,204	\$ 7,602	\$ 7,363	\$ 239
Fountain Maintenance	\$ 1,800	\$ 900	\$ -	\$ 900
Streetlights	\$ 112,000	\$ 56,000	\$ 77,759	\$ (21,759)
Electric	\$ 9,000	\$ 4,500	\$ 1,677	\$ 2,823
Water & Sewer	\$ 2,400	\$ 1,200	\$ 412	\$ 788
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 5,000	\$ 2,500	\$ 1,065	\$ 1,435
General Repairs & Maintenance	\$ 20,000	\$ 10,000	\$ 3,266	\$ 6,734
Contingency	\$ 7,500	\$ 3,750	\$ 7,700	\$ (3,950)
<b>Subtotal Field Expenditures</b>	<b>\$ 407,904</b>	<b>\$ 217,702</b>	<b>\$ 190,790</b>	<b>\$ 26,912</b>

# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 18,000	\$ 9,000	\$ 5,080	\$ 3,920
Amenity - Water	\$ 4,000	\$ 2,000	\$ 1,363	\$ 637
Playground Lease	\$ 53,688	\$ 26,844	\$ 32,633	\$ (5,789)
Internet	\$ 2,000	\$ 1,000	\$ 812	\$ 188
Pest Control	\$ 648	\$ 324	\$ 240	\$ 84
Janitorial Services	\$ 14,060	\$ 7,030	\$ 5,652	\$ 1,378
Security Services	\$ 34,000	\$ 17,000	\$ 10,021	\$ 6,979
Pool Maintenance	\$ 33,300	\$ 16,650	\$ 16,950	\$ (300)
Amenity Access Management	\$ 15,000	\$ 7,500	\$ 7,500	\$ -
Amenity Repairs & Maintenance	\$ 12,500	\$ 6,250	\$ 4,176	\$ 2,074
Hog Trap	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Holiday Decorations	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Contingency	\$ 7,500	\$ 3,750	\$ 4,354	\$ (604)
<b>Subtotal Amenity Expenditures</b>	<b>\$ 207,196</b>	<b>\$ 107,348</b>	<b>\$ 96,281</b>	<b>\$ 11,067</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 615,100</b>	<b>\$ 325,050</b>	<b>\$ 287,071</b>	<b>\$ 37,979</b>
<b>Total Expenditures</b>	<b>\$ 791,727</b>	<b>\$ 412,584</b>	<b>\$ 364,275</b>	<b>\$ 48,309</b>
<b><i>Other Financing Uses</i></b>				
Transfer Out - Capital Reserves	\$ 95,300	\$ -	\$ -	\$ -
<b>Total Other Financing Uses</b>	<b>\$ 95,300</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures &amp; Other Financing Uses</b>	<b>\$ 887,027</b>	<b>\$ 412,584</b>	<b>\$ 364,275</b>	<b>\$ 48,309</b>
<b>Net Change in Fund Balance</b>	<b>\$ (0)</b>		<b>\$ 464,965</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 378,964</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 843,929</b>	

# North Powerline Road

## Community Development District

### Capital Reserve Fund

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

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues</b>				
Interest	\$ 2,000	\$ 2,000	\$ 3,018	\$ 1,018
<b>Total Revenues</b>	<b>\$ 2,000</b>	<b>\$ 2,000</b>	<b>\$ 3,018</b>	<b>\$ 1,018</b>
<b>Expenditures:</b>				
Chair Lift Replacement	\$ 10,500	\$ -	\$ -	\$ -
Fountain Replacement	\$ 13,500	\$ -	\$ -	\$ -
Playground Fence	\$ 10,000	\$ -	\$ -	\$ -
Contingency	\$ 1,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (33,000)</b>		<b>\$ 3,018</b>	
<b>Other Financing Sources</b>				
Transfer In - General Fund	\$ 95,300	\$ -	\$ -	\$ -
<b>Total Other Financing Sources</b>	<b>\$ 95,300</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 62,300</b>		<b>\$ 3,018</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 92,623</b>		<b>\$ 152,216</b>	
<b>Fund Balance - Ending</b>	<b>\$ 154,923</b>		<b>\$ 155,234</b>	

# North Powerline Road

## Community Development District

### Debt Service Fund Series 2020

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

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 712,525	\$ 703,329	\$ 703,329	\$ -
Interest	\$ 8,000	\$ 8,000	\$ 13,526	\$ 5,526
<b>Total Revenues</b>	<b>\$ 720,525</b>	<b>\$ 711,329</b>	<b>\$716,855</b>	<b>\$ 5,526</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 222,391	\$ 222,391	\$ 222,391	\$ -
Principal - 5/1	\$ 270,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 222,391	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 714,781</b>	<b>\$ 222,391</b>	<b>\$ 222,391</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,743</b>		<b>\$ 494,465</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 305,857</b>		<b>\$ 662,744</b>	
<b>Fund Balance - Ending</b>	<b>\$ 311,600</b>		<b>\$ 1,157,209</b>	



# North Powerline Road

## Community Development District

### Debt Service Fund Series 2022

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

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 533,100	\$ 526,220	\$ 526,220	\$ -
Interest	\$ 30,000	\$ 11,603	\$ 11,603	\$ -
<b>Total Revenues</b>	<b>\$ 563,100</b>	<b>\$ 537,823</b>	<b>\$ 537,823</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 206,778	\$ 206,778	\$ 206,778	\$ -
Principal - 5/1	\$ 115,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 206,778	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 528,556</b>	<b>\$ 206,778</b>	<b>\$ 206,778</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 34,544</b>		<b>\$ 331,045</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 34,544</b>		<b>\$ 331,045</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 426,912</b>		<b>\$ 588,550</b>	
<b>Fund Balance - Ending</b>	<b>\$ 461,455</b>		<b>\$ 919,595</b>	

# North Powerline Road

## Community Development District

### Capital Projects Fund Series 2020

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

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 1,000	\$ 1,000
Interest	\$ -	\$ -	\$ 2	\$ 2
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,002</b>	<b>\$ 1,002</b>
<b>Expenditures:</b>				
Capital Outlay - Phase 1	\$ -	\$ -	\$ 33	\$ (33)
Capital Outlay - Phase 2	\$ -	\$ -	\$ 422	\$ (422)
Admin Contingency	\$ -	\$ -	\$ 306	\$ (306)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 761</b>	<b>\$ (761)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 241</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 241</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 748</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 989</b>	

# North Powerline Road

## Community Development District

### Capital Projects Fund Series 2022

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

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 416	\$ 416
Interest	\$ -	\$ -	\$ 1,272	\$ 1,272
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,688</b>	<b>\$ 1,688</b>
<b>Expenditures:</b>				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 135,598	\$ (135,598)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 133,150	\$ (133,150)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 268,748</b>	<b>\$ (268,748)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (267,060)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,007</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (256,053)</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	\$ -	\$ 23,530	\$ 725,252	\$ 5,697	\$ 4,230	\$ 3,207	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 761,916
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ 57,578	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,578
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ 6,883	\$ -	\$ 2,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,363
Lease Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 3	\$ 2	\$ 10	\$ 17	\$ 7	\$ 283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 323
Miscellaneous	\$ -	\$ -	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60
<b>Total Revenues</b>	<b>\$ 3</b>	<b>\$ 23,533</b>	<b>\$ 725,322</b>	<b>\$ 70,174</b>	<b>\$ 4,237</b>	<b>\$ 5,970</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 829,240</b>

<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 600	\$ 1,400	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Employer FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77
Engineering	\$ 640	\$ -	\$ 470	\$ 363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,473
Attorney	\$ 637	\$ 2,302	\$ 2,524	\$ 522	\$ 2,247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,232
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 8,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,500
Arbitrage	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Trustee Fees	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,500
Information Technology	\$ 165	\$ 165	\$ 165	\$ 165	\$ 165	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 993
Website Maintenance	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 662
Postage & Delivery	\$ 50	\$ 11	\$ 67	\$ 329	\$ 102	\$ 141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 701
Insurance	\$ 6,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,631
Printing & Binding	\$ 2	\$ -	\$ -	\$ 69	\$ -	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123
Legal Advertising	\$ -	\$ 1,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,019
Other Current Charges	\$ 41	\$ 44	\$ 42	\$ 41	\$ 45	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 257
Boundary Amendment Expenses	\$ 3,861	\$ 2,095	\$ 927	\$ 6,981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,863
Office Supplies	\$ 1	\$ -	\$ 3	\$ 3	\$ 1	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 25,314</b>	<b>\$ 10,846</b>	<b>\$ 10,208</b>	<b>\$ 17,572</b>	<b>\$ 7,170</b>	<b>\$ 6,093</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 77,204</b>

<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 21,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,530
Field Management	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Landscape Maintenance	\$ 9,656	\$ 10,746	\$ 9,656	\$ 9,656	\$ 9,656	\$ 9,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,028
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 990
Lake Maintenance	\$ 2,773	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,363
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 13,074	\$ 13,074	\$ 13,074	\$ 13,074	\$ 12,735	\$ 12,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,759
Electric	\$ 415	\$ 132	\$ 229	\$ 325	\$ 324	\$ 251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,677
Water & Sewer	\$ 17	\$ 17	\$ 17	\$ 17	\$ -	\$ 343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 412
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 89	\$ 214	\$ 195	\$ 196	\$ 217	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,065
General Repairs & Maintenance	\$ 400	\$ 1,637	\$ -	\$ 1,229	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,266
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 7,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,700
<b>Subtotal Field Expenditures</b>	<b>\$ 49,621</b>	<b>\$ 28,405</b>	<b>\$ 25,756</b>	<b>\$ 27,082</b>	<b>\$ 34,206</b>	<b>\$ 25,719</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 190,790</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	\$ 1,681	\$ -	\$ 990	\$ 898	\$ 655	\$ 856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,080
Amenity - Water	\$ 218	\$ 200	\$ 229	\$ 260	\$ 444	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,363
Playground Lease	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,633
Internet	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	812
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	240
Janitorial Services	\$ 800	\$ 1,122	\$ 800	\$ 900	\$ 1,000	\$ 1,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,652
Security Services	\$ 1,824	\$ 2,576	\$ 2,026	\$ 1,772	\$ 1,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,021
Pool Maintenance	\$ 3,200	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,950
Amenity Access Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,500
Amenity Repairs & Maintenance	\$ 3,526	\$ -	\$ 425	\$ -	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,176
Hog Trap	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Holiday Decorations	\$ -	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,500
Contingency	\$ -	\$ -	\$ 4,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,354
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal Amenity Expenditures</b>	<b>\$ 18,113</b>	<b>\$ 21,013</b>	<b>\$ 18,438</b>	<b>\$ 13,444</b>	<b>\$ 13,760</b>	<b>\$ 11,513</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>96,281</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 67,734</b>	<b>\$ 49,418</b>	<b>\$ 44,194</b>	<b>\$ 40,526</b>	<b>\$ 47,966</b>	<b>\$ 37,232</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>287,071</b>
<b>Total Expenditures</b>	<b>\$ 93,049</b>	<b>\$ 60,264</b>	<b>\$ 54,403</b>	<b>\$ 58,099</b>	<b>\$ 55,136</b>	<b>\$ 43,324</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>364,275</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>\$ 93,049</b>	<b>\$ 60,264</b>	<b>\$ 54,403</b>	<b>\$ 58,099</b>	<b>\$ 55,136</b>	<b>\$ 43,324</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>364,275</b>
<b>Net Change in Fund Balance</b>	<b>\$ (93,046)</b>	<b>\$ (36,731)</b>	<b>\$ 670,920</b>	<b>\$ 12,076</b>	<b>\$ (50,899)</b>	<b>\$ (37,354)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>464,965</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	\$265,234	
Reserve Fund Balance	\$265,234	
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)
Less: Special Call - 08/01/24		(\$110,000)
<b>Current Bonds Outstanding</b>		<b>\$7,460,000</b>

## North Powerline Road CDD

### COMMUNITY DEVELOPMENT DISTRICT

#### Special Assessment Receipts Fiscal Year 2025

#### ON ROLL ASSESSMENTS

Gross Assessments \$ 829,975.76 \$ 766,155.52 \$ 573,225.66 \$ 2,169,356.94  
Net Assessments \$ 771,877.46 \$ 712,524.63 \$ 533,099.86 \$ 2,017,501.95

38.26% 35.32% 26.42% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	General Fund	ries 2020 Debt Serv	ries 2022 Debt Serv	Total
11/13/24	10/21/24	\$1,664.64	(\$57.29)	(\$32.15)	\$0.00	\$0.00	\$1,575.20	\$602.65	\$556.32	\$416.23	\$1,575.20
11/15/24	10/01-10/31/24	\$2,637.85	(\$105.52)	(\$50.65)	\$0.00	\$0.00	\$2,481.68	\$949.47	\$876.46	\$655.75	\$2,481.68
11/19/24	11/01-11/07/24	\$17,157.82	(\$686.30)	(\$329.43)	\$0.00	\$0.00	\$16,142.09	\$6,175.81	\$5,700.93	\$4,265.35	\$16,142.09
11/26/24	11/08-11/15/24	\$43,902.71	(\$1,756.12)	(\$842.93)	\$0.00	\$0.00	\$41,303.66	\$15,802.40	\$14,587.28	\$10,913.98	\$41,303.66
12/06/24	11/16-11/26/24	\$501,480.69	(\$20,059.68)	(\$9,628.42)	\$0.00	\$0.00	\$471,792.59	\$180,503.45	\$166,623.80	\$124,665.34	\$471,792.59
12/20/24	11/27-11/30/24	\$1,351,951.98	(\$54,162.44)	(\$25,955.79)	\$0.00	\$0.00	\$1,271,833.75	\$486,591.75	\$449,175.71	\$336,066.29	\$1,271,833.75
12/27/24	12/01-12/15/24	\$184,492.09	(\$7,245.90)	(\$3,544.92)	\$0.00	\$0.00	\$173,701.27	\$66,456.48	\$61,346.38	\$45,898.41	\$173,701.27
12/30/24	Inv#4652161	\$0.00	\$0.00	\$0.00	\$0.00	(\$13,393.81)	(\$13,393.81)	(\$5,124.35)	(\$4,730.31)	(\$3,539.15)	(\$13,393.81)
12/30/24	Inv#4652162	\$0.00	\$0.00	\$0.00	\$0.00	(\$8,299.76)	(\$8,299.76)	(\$3,175.41)	(\$2,931.24)	(\$2,193.11)	(\$8,299.76)
01/10/25	12/16-12/31/24	\$15,649.19	(\$453.59)	(\$303.91)	\$0.00	\$0.00	\$14,891.69	\$5,697.43	\$5,259.32	\$3,934.94	\$14,891.69
02/03/25	10/01-12/31/24	\$0.00	\$0.00	\$0.00	\$3,081.02	\$0.00	\$3,081.02	\$1,178.77	\$1,088.13	\$814.12	\$3,081.02
02/10/25	01/01-01/31/25	\$10,910.15	(\$2,772.21)	(\$162.76)	\$0.00	\$0.00	\$7,975.18	\$3,051.23	\$2,816.61	\$2,107.34	\$7,975.18
03/07/25	02/01-02/28/25	\$8,638.57	(\$86.35)	(\$171.04)	\$0.00	\$0.00	\$8,381.18	\$3,206.56	\$2,960.00	\$2,214.62	\$8,381.18
<b>TOTAL</b>		<b>\$ 2,138,485.69</b>	<b>\$ (87,385.40)</b>	<b>\$ (41,022.00)</b>	<b>\$ 3,081.02</b>	<b>\$ (21,693.57)</b>	<b>\$ 1,991,465.74</b>	<b>\$ 761,916.24</b>	<b>\$ 703,329.39</b>	<b>\$ 526,220.11</b>	<b>\$ 1,991,465.74</b>

99%	Net Percent Collected
<b>\$ 26,036.21</b>	Bal. Remaining to Collect

#### DIRECT BILL ASSESSMENTS

Cassidy Holdings LLC 2025-01					Net Assessments	\$ 115,155.02
Date Received	Due Date	Check Number	Net Assessed	Amount Received - GF		
1/29/25	10/1/24	2516/2517/2518	\$ 57,577.51	\$ 57,577.51		
	2/1/25		\$ 28,788.75	\$ -		
	5/1/25		\$ 28,788.75	\$ -		
			<b>\$ 115,155.01</b>	<b>57,577.51</b>		