

North Powerline Road
Community Development District

Adopted Budget
FY2026



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North Powerline Road
Community Development District
Adopted Budget
General Fund

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

Assessments - Roll	\$ 771,872	\$ 774,719	\$ -	\$ 774,719	\$ 898,933
Assessments - Direct	\$ 115,155	\$ 86,366	\$ 28,789	\$ 115,155	\$ 64,728
Boundary Amendment Contributions	\$ -	\$ 19,274	\$ -	\$ 19,274	\$ -
Interest	\$ -	\$ 6,608	\$ 2,203	\$ 8,811	\$ -
Miscellaneous	\$ -	\$ 90	\$ -	\$ 90	\$ -

Total Revenues	\$ 887,027	\$ 887,057	\$ 30,992	\$ 918,049	\$ 963,661
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Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,000	\$ 8,000	\$ 12,000
Employer FICA Expense	\$ -	\$ 230	\$ 230	\$ 459	\$ 918
Engineering	\$ 17,500	\$ 2,240	\$ 4,375	\$ 6,615	\$ 15,000
Attorney	\$ 30,000	\$ 16,670	\$ 7,500	\$ 24,170	\$ 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	\$ 900	\$ 450	\$ 1,350	\$ 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	\$ 33,750	\$ 11,250	\$ 45,000	\$ 47,500
Information Technology	\$ 1,985	\$ 1,489	\$ 496	\$ 1,985	\$ 2,044
Website Maintenance	\$ 1,323	\$ 992	\$ 331	\$ 1,323	\$ 1,363
Postage & Delivery	\$ 1,000	\$ 923	\$ 250	\$ 1,173	\$ 1,300
Insurance	\$ 8,840	\$ 6,631	\$ -	\$ 6,631	\$ 7,626
Copies	\$ 500	\$ 125	\$ 125	\$ 250	\$ 500
Legal Advertising	\$ 10,000	\$ 3,767	\$ 3,500	\$ 7,267	\$ 5,000
Other Current Charges	\$ 2,500	\$ 391	\$ 150	\$ 541	\$ 1,250
Boundary Amendment Expenses	\$ -	\$ 19,274	\$ -	\$ 19,274	\$ -
Office Supplies	\$ 250	\$ 21	\$ 15	\$ 36	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total Administrative	\$ 176,627	\$ 109,618	\$ 41,212	\$ 150,830	\$ 159,696
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North Powerline Road
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Total Thru 9/30/25	Adopted Budget FY2026
<u>Operations & Maintenance</u>					
Field Expenditures					
Property Insurance	\$ 27,500	\$ 21,530	\$ -	\$ 21,530	\$ 24,760
Field Management	\$ 20,000	\$ 15,000	\$ 5,000	\$ 20,000	\$ 20,600
Landscape Maintenance	\$ 160,000	\$ 88,126	\$ 28,969	\$ 117,095	\$ 185,000
Landscape Replacement	\$ 25,000	\$ 1,396	\$ 6,250	\$ 7,646	\$ 30,000
Lake Maintenance	\$ 15,204	\$ 10,117	\$ 2,754	\$ 12,871	\$ 18,313
Fountain Maintenance	\$ 1,800	\$ -	\$ 450	\$ 450	\$ 1,872
Streetlights	\$ 112,000	\$ 115,989	\$ 39,300	\$ 155,289	\$ 165,000
Electric	\$ 9,000	\$ 2,631	\$ 1,245	\$ 3,876	\$ 9,900
Water & Sewer	\$ 2,400	\$ 81	\$ -	\$ 81	\$ 2,640
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 1,581	\$ 1,250	\$ 2,831	\$ 7,500
General Repairs & Maintenance	\$ 20,000	\$ 7,070	\$ 5,000	\$ 12,070	\$ 20,000
Hog Trap	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Contingency	\$ 7,500	\$ 16,540	\$ -	\$ 16,540	\$ 7,500
Subtotal Field Expenditures	\$ 412,904	\$ 280,061	\$ 96,468	\$ 376,529	\$ 500,585
Amenity Expenditures					
Amenity - Electric	\$ 18,000	\$ 8,182	\$ 3,600	\$ 11,782	\$ 15,000
Amenity - Water	\$ 4,000	\$ 2,546	\$ 1,050	\$ 3,596	\$ 4,400
Playground Lease	\$ 53,688	\$ 43,511	\$ 16,316	\$ 59,827	\$ 65,266
Pool Furniture Repair/Replacement	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Internet	\$ 2,000	\$ 1,218	\$ 406	\$ 1,625	\$ 1,625
Pest Control	\$ 648	\$ 360	\$ 120	\$ 480	\$ 1,120
Janitorial Services	\$ 14,060	\$ 7,652	\$ 3,000	\$ 10,652	\$ 14,060
Security Services	\$ 34,000	\$ 17,648	\$ 8,500	\$ 26,148	\$ 25,000
Pool Maintenance	\$ 33,300	\$ 25,480	\$ 8,325	\$ 33,805	\$ 33,960
Amenity Management	\$ 15,000	\$ 11,250	\$ 3,750	\$ 15,000	\$ 15,450
Amenity Repairs & Maintenance	\$ 12,500	\$ 4,636	\$ 3,125	\$ 7,761	\$ 12,500
Holiday Decorations	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ 15,500
Contingency	\$ 7,500	\$ 4,354	\$ 3,146	\$ 7,500	\$ 7,500
Subtotal Amenity Expenditures	\$ 202,196	\$ 134,338	\$ 51,339	\$ 185,677	\$ 219,381
Total Operations & Maintenance	\$ 615,100	\$ 414,399	\$ 147,806	\$ 562,206	\$ 719,965
<u>Other Expenditures</u>					
Capital Reserves	\$ 95,300	\$ -	\$ 95,300	\$ 95,300	\$ 84,000
Total Other Expenditures	\$ 95,300	\$ -	\$ 95,300	\$ 95,300	\$ 84,000
Total Expenditures	\$ 887,027	\$ 524,017	\$ 284,318	\$ 808,335	\$ 963,661
Excess Revenues/(Expenditures)	\$ (0)	\$ 363,040	\$ (253,327)	\$ 109,713	\$ -

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	\$863.66	\$142.16
Phase 2 - Tax Roll	271.00	271	1.00	\$253,497.20	\$935.41	\$1,005.82	\$863.66	\$142.16
Phase 3 Platted	8.00	8	1.00	\$7,483.31	\$935.41	\$1,005.82	\$863.66	\$142.16
Phase 3 Townhomes	225.00	300	0.75	\$210,468.16	\$701.56	\$754.37	\$647.74	\$106.63
Phase 4 - Tax Roll - Single Family	162.00	162	1.00	\$151,537.07	\$935.41	\$1,005.82	\$863.66	\$142.16
Phase 5 - Direct - Unplatted	0.00	532		\$39,429.81	\$74.12	\$79.69	\$141.35	(\$61.66)
Phase 6 - Direct - Unplatted	0.00	256		\$25,298.32	\$98.82	\$106.26	\$141.35	(\$35.09)
	961.00	1824		\$963,661.02				

North Powerline Road

Community Development District

General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

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 coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

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 estimated property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

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 Tigris Aquatic 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.

Hog Trap/Prevention

Represents estimated costs for repairs and maintenance for hog trapping and prevention.

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 current and estimated electric charges provided for the District's amenity facilities.

Amenity – Water

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

Playground Lease

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

Pool Furniture Repair/Replacement

Represents the costs incurred to repair or replace pool furniture for the District's amenity facilities.

Internet

Internet service for use at the Amenity Center provided by Frontier Internet.

North Powerline Road

Community Development District

General Fund Budget

Pest Control

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

Janitorial Services

Represents contracted costs by Clean Star Services of Central Florida 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.

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.

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
Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Total Thru 9/30/25	Adopted Budget FY2026
<u>Revenues</u>					
Interest	\$ 2,000	\$ 4,460	\$ 1,487	\$ 5,946	\$ 2,973
Carry Forward Surplus	\$ 92,623	\$ 152,216	\$ -	\$ 152,216	\$ 220,909
Total Revenues	\$ 94,623	\$ 156,676	\$ 1,487	\$ 158,162	\$ 223,882
<u>Expenditures</u>					
Chair Lift Replacement	\$ 10,500	\$ 13,300	\$ -	\$ 13,300	\$ -
Fountain Replacement	\$ 13,500	\$ 8,253	\$ -	\$ 8,253	\$ -
Playground Fence	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ -
Contingency	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
Total Expenditures	\$ 35,000	\$ 21,553	\$ 11,000	\$ 32,553	\$ 1,000
<u>Other Financing Sources</u>					
Transfer In/(Out)	\$ 95,300	\$ -	\$ 95,300	\$ 95,300	\$ 84,000
Total Other Sources/(Uses)	\$ 95,300	\$ -	\$ 95,300	\$ 95,300	\$ 84,000
Excess Revenues/(Expenditures)	\$ 154,923	\$ 135,123	\$ 85,787	\$ 220,909	\$ 306,882

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

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Total Thru 9/30/25	Adopted Budget FY2026
Revenues					
Assessments	\$ 712,525	\$ 715,148	\$ -	\$ 715,148	\$ 712,525
Interest	\$ 8,000	\$ 23,400	\$ 7,800	\$ 31,200	\$ 15,600
Carry Forward Surplus	\$ 305,857	\$ 306,812	\$ -	\$ 306,812	\$ 338,378
Total Revenues	\$ 1,026,381	\$ 1,045,359	\$ 7,800	\$ 1,053,159	\$ 1,066,503
Expenditures					
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
Total Expenditures	\$ 714,781	\$ 714,781	\$ -	\$ 714,781	\$ 712,694
Net Change in Fund Balance	\$ 311,600	\$ 330,578	\$ 7,800	\$ 338,378	\$ 353,809

Interest Expense 11/1/26	\$ 214,550
Total	\$ 214,550

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
		\$ 12,155,000.00	\$ 7,942,481.34	\$ 20,581,631.34

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

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Total Thru 9/30/25	Adopted Budget FY2026
Revenues					
Assessments	\$ 533,100	\$ 535,062	\$ -	\$ 535,062	\$ 533,100
Interest	\$ 30,000	\$ 19,696	\$ 6,565	\$ 26,262	\$ 13,131
Carry Forward Surplus	\$ 426,912	\$ 323,316	\$ -	\$ 323,316	\$ 356,084
Total Revenues	\$ 990,012	\$ 878,075	\$ 6,565	\$ 884,640	\$ 902,315
Expenditures					
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
Total Expenditures	\$ 528,556	\$ 528,556	\$ -	\$ 528,556	\$ 533,094
Net Change in Fund Balance	\$ 461,455	\$ 349,518	\$ 6,565	\$ 356,084	\$ 369,221

Interest Expense - 11/1/26	\$ 201,078
Total	\$ 201,078

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