

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

***Proposed Budget***  
***FY2027***



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

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments - Roll	\$ 898,933	\$ 877,225	\$ 21,708	\$ 898,933	\$ 898,933
Assessments - Direct	\$ 64,728	\$ 32,363	\$ 32,365	\$ 64,728	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 43	\$ 43	\$ -
Interest	\$ -	\$ 7,134	\$ 4,162	\$ 11,296	\$ 5,648
<b>Total Revenues</b>	<b>\$ 963,661</b>	<b>\$ 916,722</b>	<b>\$ 58,278</b>	<b>\$ 975,000</b>	<b>\$ 904,581</b>

**Expenditures**

*Administrative*

Supervisor Fees	\$ 12,000	\$ 3,400	\$ 7,000	\$ 10,400	\$ 12,000
Employer FICA Expense	\$ 918	\$ 260	\$ 536	\$ 796	\$ 918
Engineering	\$ 15,000	\$ 235	\$ 8,750	\$ 8,985	\$ 15,000
Attorney	\$ 30,000	\$ 10,092	\$ 17,500	\$ 27,592	\$ 30,000
Annual Audit	\$ 4,150	\$ -	\$ 4,150	\$ 4,150	\$ 4,250
Assessment Administration	\$ 8,755	\$ 8,755	\$ -	\$ 8,755	\$ 9,193
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 7,180	\$ 2,575	\$ 3,605	\$ 6,180	\$ 6,489
Trustee Fees	\$ 13,335	\$ 6,022	\$ 7,314	\$ 13,335	\$ 13,335
Management Fees	\$ 47,500	\$ 19,792	\$ 27,708	\$ 47,500	\$ 49,875
Information Technology	\$ 2,044	\$ 852	\$ 1,192	\$ 2,044	\$ 2,146
Website Maintenance	\$ 1,363	\$ 568	\$ 795	\$ 1,363	\$ 1,431
Postage & Delivery	\$ 1,300	\$ 633	\$ 1,750	\$ 2,383	\$ 2,500
Insurance	\$ 7,626	\$ 7,460	\$ -	\$ 7,460	\$ 8,206
Copies	\$ 500	\$ 94	\$ 292	\$ 385	\$ 500
Legal Advertising	\$ 5,000	\$ 1,758	\$ 2,917	\$ 4,675	\$ 5,000
Other Current Charges	\$ 1,250	\$ 247	\$ 350	\$ 597	\$ 625
Boundary Amendment Expenses	\$ -	\$ 43	\$ -	\$ 43	\$ -
Office Supplies	\$ 250	\$ 14	\$ 35	\$ 49	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 159,696</b>	<b>\$ 63,422</b>	<b>\$ 84,343</b>	<b>\$ 147,765</b>	<b>\$ 162,793</b>

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

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Property Insurance	\$ 24,760	\$ 14,941	\$ -	\$ 14,941	\$ 14,194
Field Management	\$ 20,600	\$ 8,583	\$ 12,017	\$ 20,600	\$ 21,630
Landscape Maintenance	\$ 185,000	\$ 61,109	\$ 93,324	\$ 154,433	\$ 164,784
Landscape Replacement	\$ 30,000	\$ 3,500	\$ 17,500	\$ 21,000	\$ 30,000
Lake Maintenance	\$ 18,313	\$ 4,775	\$ 6,685	\$ 11,460	\$ 22,500
Midge Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 6,120
Fountain Maintenance	\$ 1,872	\$ -	\$ 1,092	\$ 1,092	\$ 1,000
Streetlights	\$ 165,000	\$ 63,977	\$ 91,000	\$ 154,977	\$ 165,000
Electric	\$ 9,900	\$ 2,042	\$ 2,905	\$ 4,947	\$ 6,000
Water & Sewer	\$ 2,640	\$ -	\$ -	\$ -	\$ 150
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 2,312	\$ 4,375	\$ 6,687	\$ 7,500
General Repairs & Maintenance	\$ 20,000	\$ 4,505	\$ 15,495	\$ 20,000	\$ 20,000
Hog Trap	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 6,280
Contingency	\$ 7,500	\$ 14,208	\$ -	\$ 14,208	\$ 7,500
<b>Subtotal Field Expenditures</b>	<b>\$ 500,585</b>	<b>\$ 179,952</b>	<b>\$ 251,892</b>	<b>\$ 431,844</b>	<b>\$ 475,158</b>
<b>Amenity Expenditures</b>					
Amenity - Electric	\$ 15,000	\$ 4,350	\$ 9,450	\$ 13,800	\$ 15,000
Amenity - Water	\$ 4,400	\$ 2,094	\$ 2,940	\$ 5,034	\$ 6,000
Playground Lease	\$ 65,266	\$ 27,194	\$ 38,072	\$ 65,266	\$ 65,266
Pool Furniture Repair/Replacement	\$ 8,000	\$ -	\$ 8,000	\$ 8,000	\$ 8,000
Internet	\$ 1,625	\$ 717	\$ 1,001	\$ 1,718	\$ 1,900
Pest Control	\$ 1,120	\$ 200	\$ 280	\$ 480	\$ 2,360
Janitorial Services	\$ 14,060	\$ 5,040	\$ 7,350	\$ 12,390	\$ 30,390
Security Services	\$ 25,000	\$ 1,464	\$ 14,583	\$ 16,047	\$ 25,000
Pool Maintenance	\$ 33,960	\$ 14,070	\$ 19,810	\$ 33,880	\$ 34,920
Amenity Management	\$ 15,450	\$ 6,438	\$ 9,013	\$ 15,450	\$ 16,223
Amenity Repairs & Maintenance	\$ 12,500	\$ 4,177	\$ 8,323	\$ 12,500	\$ 12,500
Holiday Decorations	\$ 15,500	\$ 15,300	\$ -	\$ 15,300	\$ 17,700
Contingency	\$ 7,500	\$ -	\$ 7,500	\$ 7,500	\$ 13,275
<b>Subtotal Amenity Expenditures</b>	<b>\$ 219,381</b>	<b>\$ 81,044</b>	<b>\$ 126,322</b>	<b>\$ 207,366</b>	<b>\$ 248,533</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 719,965</b>	<b>\$ 260,996</b>	<b>\$ 378,214</b>	<b>\$ 639,210</b>	<b>\$ 723,691</b>
<i>Other Expenditures</i>					
Capital Reserves	\$ 84,000	\$ -	\$ 84,000	\$ 84,000	\$ 18,096
<b>Total Other Expenditures</b>	<b>\$ 84,000</b>	<b>\$ -</b>	<b>\$ 84,000</b>	<b>\$ 84,000</b>	<b>\$ 18,096</b>
<b>Total Expenditures</b>	<b>\$ 963,661</b>	<b>\$ 324,418</b>	<b>\$ 546,557</b>	<b>\$ 870,975</b>	<b>\$ 904,581</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 592,304</b>	<b>\$ (488,279)</b>	<b>\$ 104,025</b>	<b>\$ -</b>

Product	Assessable		ERU/Unit	Net Total	FY2027 Net Per Unit	FY2027 Gross Per Unit	FY2026 Gross Per Unit	FY2027 Increase/(Decrease)
	ERU's	Units						
Phase 1	295.00	295	1.00	\$275,947.14	\$935.41	\$1,005.82	\$1,005.82	\$0.00
Phase 2	271.00	271	1.00	\$253,497.20	\$935.41	\$1,005.82	\$1,005.82	\$0.00
Phase 3	8.00	8	1.00	\$7,483.31	\$935.41	\$1,005.82	\$1,005.82	\$0.00
Phase 3 - Townhomes	225.00	300	0.75	\$210,468.16	\$701.56	\$754.37	\$754.37	\$0.00
Phase 4 - Single Family	162.00	162	1.00	\$151,537.07	\$935.41	\$1,005.82	\$1,005.82	\$0.00
	<b>961.00</b>	<b>1036</b>		<b>\$898,932.88</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.

### Boundary Amendment Contributions

Represents contributions received to fund costs associated with amendments to the District's boundaries.

### Interest

Represents interest earnings from funds held in the District's operating accounts.

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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 compensation.

#### Engineering

Represents general engineering services provided by Absolute Engineering, Inc., including but not limited to attendance and preparation for monthly Board meetings, review of invoices, and support for various projects as directed by the Board of Supervisors and the District Manager.

#### Attorney

Represents general legal services provided by Kilinski Van Wyk PLLC, including but not limited to attendance and preparation for meetings, and the preparation and review of agreements, resolutions, and other legal matters 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.

# North Powerline Road Community Development District General Fund Budget

## Arbitrage

Represents the cost of contracting with American Municipal Tax-Exempt Compliance (AMTEC) to annually calculate the District's arbitrage rebate liability on its Series 2020 Bonds and Series 2022 Bonds in accordance with federal requirements.

## Dissemination

Represents costs associated with compliance with Securities and Exchange Commission (SEC) Rule 15c2-12(b)(5), including required reporting for the District's Series 2020 and Series 2022 Bonds. These services are provided by Governmental Management Services – Central Florida, LLC.

## Trustee Fees

The District will incur trustee costs related to the District's outstanding bonds held with U.S. 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 associated 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, stationery, envelopes, etc.

# North Powerline Road Community Development District General Fund Budget

## Legal Advertising

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

## Other Current Charges

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

## Office Supplies

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

## 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 costs associated with ongoing landscape maintenance within Phases 1–4 and the District's amenity areas. These services are provided by Prince & Sons, Inc.

#### Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District. The District has contracted with Prince & Sons, Inc. to provide these services.

#### Lake Maintenance

Represents the cost of contracting with Tigris Aquatic Services that maintain the lakes located within the District.

# North Powerline Road Community Development District General Fund Budget

## Midge Maintenance

Represents estimated costs for midge control and treatment services provided by Aquatic Weed Management within the District.

## Fountain Maintenance

Represents estimated costs associated with fountain maintenance services provided by Lake Pros within the District.

## Streetlights

Represents the cost of street lighting services provided by Duke Energy within the District boundaries.

## Electric

Represents the cost of electric utility services provided by Duke Energy for common areas within the District.

## Water & Sewer

Represents the cost of water and sewer utility services provided by the City of Davenport for common areas within 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. The District has contracted with Prince & Sons, Inc. to provide these services.

## General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas, including minor repairs and upkeep of District assets.

## Hog Trap

Represents costs associated with hog trapping and prevention services provided by Swine Solutions within the District.

## Contingency

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

# North Powerline Road Community Development District General Fund Budget

## **Amenity Expenditures**

### Amenity - Electric

Represents the cost of electric utility services provided by Duke Energy for common areas within the District's amenity facilities.

### Amenity - Water

Represents the cost of water and sewer utility services provided by the City of Davenport for common areas within the District's amenity facilities.

### Playground Lease

Represents costs associated with a leasing agreement with Heidi Bonnet & WHFS LLC for playground equipment within the District.

### Pool Furniture Repair/Replacement

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

### Internet

Represents internet service provided for the District's amenity facilities from Frontier Internet.

### Pest Control

Represents costs associated with pest control services for the District's amenity facilities provided by Massey Services Inc.

### 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 costs associated with security services for the District's facilities, including routine patrols, monitoring, and general oversight to enhance safety and security.

### Pool Maintenance

Represents costs associated with routine cleaning, chemical treatment, and maintenance of the District's swimming pool provided by Resort Pool Services.

### Amenity Management

Represents costs associated with amenity management services, including resident access control, keycard issuance and troubleshooting, monitoring of amenity facilities, enforcement of amenity policies, and communication with residents.

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

*Amenity Repairs & Maintenance*

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

*Holiday Decorations*

Represents costs associated with holiday decorations within 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 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 FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Interest	\$ 2,973	\$ 3,229	\$ 2,511	\$ 5,740	\$ 2,870
Carry Forward Surplus	\$ 220,909	\$ 232,488	\$ -	\$ 232,488	\$ 321,228
<b>Total Revenues</b>	<b>\$ 223,882</b>	<b>\$ 235,717</b>	<b>\$ 2,511</b>	<b>\$ 238,228</b>	<b>\$ 324,098</b>
<b>Expenditures</b>					
Contingency	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
<b>Total Expenditures</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>\$ 1,000</b>	<b>\$ 1,000</b>	<b>\$ 1,000</b>
<b>Other Financing Sources</b>					
Transfer In/(Out)	\$ 84,000	\$ -	\$ 84,000	\$ 84,000	\$ 18,096
<b>Total Other Sources/(Uses)</b>	<b>\$ 84,000</b>	<b>\$ -</b>	<b>\$ 84,000</b>	<b>\$ 84,000</b>	<b>\$ 18,096</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 306,882</b>	<b>\$ 235,717</b>	<b>\$ 85,511</b>	<b>\$ 321,228</b>	<b>\$ 341,194</b>

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

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 712,525	\$ 695,318	\$ 17,206	\$ 712,525	\$ 712,525
Interest	\$ 15,600	\$ 9,827	\$ 5,732	\$ 15,559	\$ 7,780
Carry Forward Surplus	\$ 338,378	\$ 339,278	\$ -	\$ 339,278	\$ 354,669
<b>Total Revenues</b>	<b>\$ 1,066,503</b>	<b>\$ 1,044,423</b>	<b>\$ 22,939</b>	<b>\$ 1,067,362</b>	<b>\$ 1,074,973</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ 218,847	\$ 218,847	\$ -	\$ 218,847	\$ 214,550
Principal Expense - 5/1	\$ 275,000	\$ -	\$ 275,000	\$ 275,000	\$ 285,000
Interest Expense - 5/1	\$ 218,847	\$ -	\$ 218,847	\$ 218,847	\$ 214,550
<b>Total Expenditures</b>	<b>\$ 712,694</b>	<b>\$ 218,847</b>	<b>\$ 493,847</b>	<b>\$ 712,694</b>	<b>\$ 714,100</b>
<b>Net Change in Fund Balance</b>	<b>\$ 353,809</b>	<b>\$ 825,577</b>	<b>\$ (470,908)</b>	<b>\$ 354,669</b>	<b>\$ 360,873</b>

Interest Expense 11/1/27	\$ 210,097
<b>Total</b>	<b>\$ 210,097</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
11/01/26	\$ 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 FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 533,100	\$ 520,226	\$ 12,874	\$ 533,100	\$ 533,100
Interest	\$ 13,131	\$ 8,592	\$ 5,012	\$ 13,604	\$ 6,802
Carry Forward Surplus	\$ 356,084	\$ 357,037	\$ -	\$ 357,037	\$ 370,648
<b>Total Revenues</b>	<b>\$ 902,315</b>	<b>\$ 885,856</b>	<b>\$ 17,886</b>	<b>\$ 903,741</b>	<b>\$ 910,549</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ 204,047	\$ 204,047	\$ -	\$ 204,047	\$ 201,078
Principal Expense - 5/1	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 130,000
Interest Expense - 5/1	\$ 204,047	\$ -	\$ 204,047	\$ 204,047	\$ 201,078
<b>Total Expenditures</b>	<b>\$ 533,094</b>	<b>\$ 204,047</b>	<b>\$ 329,047</b>	<b>\$ 533,094</b>	<b>\$ 532,156</b>
<b>Net Change in Fund Balance</b>	<b>\$ 369,221</b>	<b>\$ 681,809</b>	<b>\$ (311,161)</b>	<b>\$ 370,648</b>	<b>\$ 378,393</b>

Interest Expense - 11/1/27	\$ 197,991
<b>Total</b>	<b>\$ 197,991</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
11/01/26	\$ 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	
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
		<b>\$ 7,460,000.00</b>	<b>\$ 7,524,031.26</b>	<b>\$ 14,984,031.26</b>