

*North Powerline Road
Community Development District*

Meeting Agenda

June 23, 2021

AGENDA

North Powerline Road

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

June 16, 2021

**Board of Supervisors
North Powerline Road
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of **North Powerline Road Community Development District** will be held **Wednesday, June 23, 2021 at 10:00 AM** at **346 East Central Ave., Winter Haven, FL 33880**.

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the May 26, 2021 Board of Supervisors Meeting
4. Consideration of Assignment of Amenity Contract from JMBI Real Estate, LLC to the District
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Requisitions
 - a) Summary of Series 2020 Phase 1 Requisitions #55 to #59
 - b) Summary of Series 2020 Phase 2 Requisitions #39 to #44
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

¹ Comments will be limited to three (3) minutes

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items. Speakers must fill out a Request to Speak form and submit it to the District Manager prior to the beginning of the meeting.

The third order of business is the approval of the minutes from the May 26, 2021 Board of Supervisors Meeting. A copy of the minutes is enclosed for your review.

The fourth order of business is the Consideration of Assignment of Amenity Contract from JMBI Real Estate, LLC to the District. The report is enclosed for your review.

The fifth order of business is Staff Reports. Section C is the District Manager's report. Sub-Section 1 is the Approval of Check Register and Sub-Section 2 is the Balance Sheet and Income Statement. Both are enclosed for your review. Sub-Section 3 is the Ratification of Requisitions. Section (a) includes a Summary of Series 2020 Phase 1 Requisitions #55 to #59. Section (b) includes Series 2020 Phase 2 Requisitions #39 to #44. A copy of the summaries is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

Jill Burns
District Manager

CC: Roy Van Wyk, District Counsel

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 Thursday, **May 26, 2021** at 10:00 a.m. at 346 East Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairman
Kevin Chinoy	Assistant Secretary
Patrick Marone	Assistant Secretary
Andrew Rhinehart	Assistant Secretary

Also present were:

Jill Burns	District Manager/GMS
Michelle Rigoni	HGS
Heather Wertz <i>via Zoom</i>	Absolute Engineering

The following is a summary of the discussions and actions taken at the May 26, 2021 North Powerline Road Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Five Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

No members of the public were present via Zoom. There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 28, 2021
Board of Supervisors Meeting**

Ms. Burns presented the April 28, 2021 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Minutes of the April 28, 2021 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

**Presentation of Third Amended and
Restated Engineer's Report**

Ms. Wertz gave an overview of the report, stating that it was for the North Powerline Road CDD containing 271.64 gross acres and was expected to be constructed in 4 phases with 935 single family lots, recreation, amenity areas, parks, and associated infrastructure. She added that it was the intention of the Board to petition to amend boundary amendment #3 to include an additional 159.52 acres. She noted that the purpose of the report was to provide engineering support, to fund improvements in the current District, and to reflect changes in the Capital Improvement Plan. She also added that Phases 1 and 2 were permitted and under construction, and that Phases 3 and 4 were expected to be permitted in October and December 2021. She noted that the total cost of the infrastructure was \$19,376,293, adding that the costs were reasonable and would be beneficial.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Third Amended and Restated Engineer's Report, was approved in substantial form.

FIFTH ORDER OF BUSINESS

**Presentation of Master Assessment
Methodology for Annexed Parcels**

Ms. Rigoni asked that they approve both the Engineer's and Methodology reports in substantial form in order to incorporate the last legal description that they were still waiting on.

Ms. Burns asked if there were any questions, and after hearing none she asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Master Assessment Methodology for Annexed Parcels, was approved in substantial form.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2021-07
Declaring Special Assessments on
Boundary Amendment Parcel**

Ms. Burns noted that this was just for the new parcels that were already added to the District for Phase 3 and 4. She presented the different tables within the report. Table 1 included the development plan with 3 different unit types totaling 368 units in Phases 3 and 4. Table 2 showed the Capital Improvement Plan cost estimates totaling \$9,200,000, Table 3 showed the estimated bond sizing of \$12,500,000, Table 4 outlined the improvement costs per unit, and Table 5 showed the allocation of the par debt to each of the parcels with single family 20' lot totaling \$21,930, the 40' lots totaling \$43,860, and the 80' lots totaling \$87,719. She also stated that Table 6 showed the net and annual gross assessment per unit, with the 20' lots totaling \$1,713, the 40' lots totaling \$3,426, and the 80' lots totaling \$6,852. She added that Table 7 had the preliminary assessment roll for each of the parcels that were listed.

Ms. Rigoni asked if the master assessment methodology was consistent with the prior methodologies dated February 5th and December 2nd as supplemented by the supplemental assessment methodology for Phase 1, to which Ms. Burns answered yes. She also asked if the report would affect the special assessments levied on Phases 1 and 2 securing the Series 2021 bonds, to which Ms. Burns answered no. She then asked if the annexed parcels subject to the special assessments would specially benefit from the improvements, as well as if the assessments were specially and reasonably allocated based on the special benefits, to which Ms. Burns answered yes. She also asked if the special benefits were equal to or if they exceeded the assessments levied, to which she answered yes.

Ms. Schwenk asked if the Jackstone parcel was still in the District, and Ms. Burns asked Ms. Wertz to verify that it was Parcel 20 ending in 232. Ms. Wertz verified that it was, and Ms. Burns stated that she would find out if it was part of the annexed parcels or part of the original. They confirmed that it not part of the original and that it was an addition.

Ms. Burns She stated that this resolution would kick off their assessment process that was previously added into the District. She noted that the resolution was included in the agenda package

and also included several findings as discussed above. She asked if the Board had any questions and hearing none, asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Resolution 2021-07 Declaring Special Assessments on Boundary Amendment Parcel, was approved in substantial form.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2021-08
Setting a Public Hearing on the Imposition
of Special Assessments on Boundary
Amendment Parcel**

Ms. Burns stated that the resolution would set a public hearing to impose special assessments on the boundary amendment parcel. She noted that they would be posting the advertisement for the July 28th meeting at 10 a.m. at the current location. She asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Resolution 2021-08 Setting a Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcel, was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2021-16
Appointing Assistant Secretary**

Ms. Burns noted that Mr. Marone had been added at the prior meeting but did not have an office, so the current resolution named Mr. Marone as Assistant Secretary. She asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Chinoy, with all in favor, Resolution 2021-16 Appointing Mr. Patrick Marone Assistant Secretary, was approved.

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

Ms. Rigoni had nothing further to report to the Board.

B. Engineer

Ms. Wertz had nothing further to report to the Board.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns stated that the Check Register was for April 21st through May 18th totaling \$20,475.89 and was included in the agenda.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Check Register totaling \$20,475.89, were approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated that financials were included for review, adding that there was no action required. She asked if the Board had any questions, and hearing none, the next item followed.

iii. Ratification of Summary of Requisitions

a. Summary of Series 2020 Phase 1 Requisitions #47 to #54

b. Series 2020 Phase 2 Requisitions #36 to #38

Ms. Burns stated that the requisitions had already been approved and just needed to be ratified by the Board.

On MOTION by Heath, seconded by Ms. Schwenk, with all in favor, the Series 2020 Phase 1 Requisitions #47 to #54 and Series 2020 Phase 2 Requisitions #36 to #38, were ratified.

iv. Presentation of Number of Registered Voters

Ms. Burns noted that they were required to determine the number of registered voters, totaling two.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TWELTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the meeting was adjourned.
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Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

ASSIGNMENT OF AGREEMENT
NORTH POWERLINE ROAD AMENITY CENTER CONSTRUCTION

Assignor: JMBI Real Estate, LLC (“**Assignor**”)
Owner/Assignee: North Powerline Road Community Development District (“**Assignee**” or “**District**”)
Contractor: Henkelman Construction, Inc. (“**Contractor**”)
Contract: Standard Form of Agreement between Owner and Contractor, dated May 2021, for North Powerline Road Amenity Center Construction (“**Agreement**” or “**Project**”)

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor, does hereby transfer, assign and convey unto Assignee, all of the rights, interests, benefits and privileges of Assignor under the Agreement, by and between Assignor and Contractor, for the above-referenced Project. Further, Assignee does hereby assume all obligations of Assignor under the Contract arising or accruing after the date hereof. Contractor hereby consents to the assignment of the Contract and all of Contractor’s rights, interests, benefits, privileges, and obligations to Assignee.

Executed in multiple counterparts to be effective the ____ day of _____, 2021.

HENKELMAN CONSTRUCTION, INC.

**NORTH POWERLINE ROAD COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Printed Name: Ronald R. Henkelman
Title: President

By: _____
Name: Warren K. (Rennie) Heath, II
Title: Chairperson

JMBI REAL ESTATE, LLC, a Florida limited
liability company

By: _____
Printed Name: Jack M. Berry, III
Title: Manager

EXHIBITS:

- Developer’s Affidavit and Agreement Regarding Assignment of Agreement
- Contractor’s Acknowledgment and Acceptance of Assignment and Release
- Addendum to Agreement with Exhibits:
 - Scrutinized Companies Statement
 - Public Entity Crimes Statement
 - Trench Safety Compliance Act Statement
 - Discrimination Statement

**DEVELOPER'S AFFIDAVIT AND AGREEMENT
REGARDING ASSIGNMENT OF AGREEMENT
NORTH POWERLINE ROAD AMENITY CENTER CONSTRUCTION**

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, the undersigned, personally appeared Jack M. Berry, III as Manager of JMBI Real Estate, LLC ("**Developer**"), who, after being first duly sworn, deposes and says:

- (i) I, Jack M. Berry, III, serve as manager for Developer and am authorized to make this affidavit on its behalf. I make this affidavit in order to induce the North Powerline Road Community Development District ("**District**") to accept an assignment of the Agreement (defined below).
- (ii) The *Standard Form of Agreement* ("**Agreement**") between Developer and Henkelman Construction, Inc. ("**Contractor**"), for North Powerline Road Amenity Center Construction, dated May 2021, and attached hereto as **Exhibit A**, X was competitively bid prior to its execution or _____ is below the applicable bid thresholds and was not required to be competitively prior to its execution.
- (iii) Developer, in consideration for the District's acceptance of an assignment of the Agreement agrees to indemnify, defend, and hold harmless the District and its successors, assigns, agents, employees, professional staff, contractors, officers, supervisors, and representatives (together, "**Indemnitees**"), from any and all liability, loss or damage, whether monetary or otherwise, including reasonable attorneys' fees and costs and all fees and costs of mediation or alternative dispute resolution, arising out of, wholly or in part by, or as a result of any claims, liabilities, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments, against Indemnitees and which relate in any way to the assignment of, or bid process for, the Agreement.
- (iv) Developer has obtained a release from Contractor (and all subcontractors and material suppliers thereto) acknowledging the assignment of the above referenced contract and the validity thereof, the satisfaction of the bonding requirements of Section 255.05, *Florida Statutes* (if applicable), and waiving any and all claims against the District arising as a result of or connected with this assignment. Such releases are attached as **Exhibit B**.
- (v) The Contractor has X furnished or will furnish a performance and payment bond in accordance with Section 255.05, *Florida Statutes*, which is attached hereto as **Exhibit C**, or _____ was not required to provide such a bond pursuant to Section 255.05, *Florida Statutes*.
- (vi) Developer X represents and warrants that there are no outstanding liens or claims relating to the Agreement, or _____ has posted a transfer bond in accordance with Section 713.24, *Florida Statutes*, which is attached hereto as **Exhibit D**.
- (vii) Developer represents and warrants that there are no payments to Contractor and any subcontractors or materialmen under the Agreement are outstanding and no disputes under the Agreement exist.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this ____ day of _____, 2021.

WITNESS:

JMBI REAL ESTATE, LLC a Florida
limited liability company

[Print Name]

By: Jack M. Berry, III
Its: Manager

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by Jack M. Berry, III, as Manager for JMBI Real Estate, LLC.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Exhibit A Standard Form of Agreement between Owner and Contractor, dated May 2021, for North Powerline Road Amenity Center Construction

Exhibit B Releases

Exhibit C Performance and Payment Bonds

**CONTRACTOR'S ACKNOWLEDGMENT AND ACCEPTANCE OF
ASSIGNMENT AND RELEASE**

NORTH POWERLINE ROAD AMENITY CENTER CONSTRUCTION

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Henkelman Construction, Inc. ("**Contractor**"), hereby agrees as follows:

- (i) The *Standard Form of Agreement* ("**Agreement**") between Developer and Henkelman Construction, Inc. ("**Contractor**"), for North Powerline Road Amenity Center Construction, dated May 2021, has been assigned to the North Powerline Road Community Development District ("**District**"). Contractor acknowledges and accepts such assignment and its validity.
- (ii) Contractor represents and warrants that either:
 - a. X Contractor has or will furnish and record a performance and payment bond in accordance with Section 255.05, *Florida Statutes*, and has notified any subcontractors, material suppliers or others claiming interest in the work of the existence of the bond; or
 - b. Contractor has not been required to furnish or provide a performance and payment bond under Section 255.05, *Florida Statutes*, and has notified any subcontractors, materialmen or others claiming interest in the work that (a) no such bond exists; (b) the District, as a local unit of special purpose government, is not an "Owner" as defined in Section 713.01(23), *Florida Statutes*; and (c) there are no lien rights available to any person providing materials or services for improvements in connection with the Improvement Agreement.
- (iii) Contractor represents and warrants that all payments to any subcontractors or materialmen under the Agreement are current, there are no past-due invoices for payment due to the Contractor under the Agreement, and there are no outstanding disputes under the Agreement.
- (iv) Contractor hereby releases and waives any claim it may have against the District as a result of or in connection with such assignment.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this ____ day of _____, 2021.

HENKELMAN CONSTRUCTION, INC.

By: Ronald R. Henkelman
Its: President

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by Ronald R. Henkelman, as President of Henkelman Construction, Inc.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

ADDENDUM (“ADDENDUM”) TO CONTRACT (“CONTRACT”)

NORTH POWERLINE ROAD AMENITY CENTER CONSTRUCTION

1. ASSIGNMENT. This Addendum applies to that certain Standard Form of Agreement between Owner and Contractor for North Powerline Road Amenity Center Construction, dated May 2021 (“**Contract**”) between the JMBI Real Estate, LLC (“**Developer**”) and Henkelman Construction, Inc. (“**Contractor**”), which Contract was assigned to the District simultaneous with the execution of this Addendum. To the extent the terms of the Contract conflict with this Addendum, the terms of this Addendum shall control.

2. PAYMENT AND PERFORMANCE BONDS; NO LIEN RIGHTS. Before commencing the work, and consistent with the requirements of Section 255.05, *Florida Statutes*, the Contractor shall execute, deliver to the District, and record in the public records of Polk County, Florida, a payment and performance bond with a surety insurer authorized to do business in this state as surety or, to the extent permitted by the District in its sole discretion, provide an alternative form of security as authorized under Section 255.05, *Florida Statutes*. The cost of such bond shall be added to Contractor’s proposal and shall be invoiced to the District. Such bond and/or security shall be for 100% of the project cost and shall be in effect for a full year from the time of completion of the project. Contractor agrees that the District is a local unit of special-purpose government and not an “Owner” as defined in Section 713.01(23), *Florida Statutes*. Therefore, notwithstanding anything in the Contract to the contrary, there are no lien rights available to any person providing materials or services for improvements in connection with the project. Contractor shall notify any subcontractors, material suppliers or others claiming interest in the work of the existence of the payment and performance bond.

3. INSURANCE. In addition to the existing additional insureds under the Contract, the District, its officers, supervisors, agents, attorneys, engineers, managers, and representatives also shall be named as additional insureds under the insurance provided pursuant to the Contract. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

4. LOCAL GOVERNMENT PROMPT PAYMENT ACT. Notwithstanding any other provision of the Contract, all payments to the Contractor shall be made in a manner consistent with the Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*. Contractor shall make payments due to subcontractors and materialmen and laborers within ten (10) days in accordance with the prompt payment provisions contained in Section 218.735(6), 218.735(7), and 218.74, *Florida Statutes*. All payments due and not made within the time prescribed by Section 218.735, *Florida Statutes*, bear interest at the rate of one percent (1%) per month on the unpaid balance in accordance with Section 218.735(9), *Florida Statutes*.

5. RETAINAGE. The following provision addresses the holding of retainage under the Contract:

Five percent (5%) of the amount of each progress payment shall be withheld as retainage until final completion of the Work, acceptance of the Work by the Owner, satisfaction of

all punch list requirements, and submission of all documents required under Paragraph 15.06 of the General Conditions, subject to any offsets to which the Owner is entitled. Procedures for withholding and release of retainage shall be in accordance with Florida law, including sections 218.735 and 255.078, *Florida Statutes*.

6. INDEMNIFICATION. Contractor's indemnification, defense, and hold harmless obligations under the Contract shall continue to apply to the original indemnitees and shall further include the District and its supervisors, consultants, agents, attorneys, managers, engineers and representatives. To the extent that a maximum limit for indemnification is required by law, and not otherwise set forth in the Contract, the indemnification limit shall be the greater of the limits of the insurance amounts set forth in the Contract or Three Million Dollars (\$3,000,000), which amounts Contractor agrees bears a reasonable commercial relationship to the Contract and are enforceable, and were included as part of the bid and/or assignment documents. The Contractor's obligations hereunder are intended to be consistent with all provisions of applicable law, and to the extent found inconsistent by a court of competent jurisdiction, the Contract shall be deemed amended and/or reformed consistent with the intent of this paragraph and such that the obligations apply to the maximum limits of the law.

7. TAX EXEMPT DIRECT PURCHASES. The parties agree that the District may in its sole discretion elect to undertake a direct purchase of any or all materials incorporated into the work performed according to the Contract. In such event, the following conditions shall apply:

- a. The District represents to Contractor that the District is a governmental entity exempt from Florida sales and use tax, and has provided Contractor with a copy of its Consumer Exemption Certificate.
- b. The District may elect to implement a direct purchase arrangement whereby the District will directly acquire certain materials ("**Direct Purchase Materials**") necessary for the work directly from the suppliers to take advantage of District's tax-exempt status.
- c. Prior to purchasing any materials, the Contractor shall contact the District to determine which materials will be treated as Direct Purchase Materials.
- d. The District shall issue a Certificate of Entitlement to each supplier of Direct Purchase Materials, and to the Contractor. Each Certificate of Entitlement will be in the format specified by Rule 12A-1.094(4)(c), Florida Administrative Code. Each Certificate of Entitlement shall have attached thereto the corresponding purchase order. Each Certificate of Entitlement shall affirm that (1) the attached purchase order is being issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works; (2) the vendor's invoice will be issued directly to the District; (3) payment of the vendor's invoice will be made directly by the District to the vendor from public funds; (4) the District will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor; and (5) the District assumes the risk of damage or loss at the time of purchase or delivery by the vendor. Each Certificate of Entitlement shall acknowledge that if the Department of Revenue determines the purchase is not a tax-exempt purchase by a governmental entity, then the District will be responsible for any tax, penalties and interest determined to be due.
- e. The District shall issue purchase orders directly to suppliers of Direct Purchase Materials. The District shall issue a separate Certificate of Entitlement for each purchase order. Such purchase orders shall require that the supplier provide the required shipping and handling insurance and provide for delivery F.O.B. jobsite. Corresponding change orders shall be

executed at the time of the direct purchase to reflect the direct purchases made by the District and if the original contract contemplated sale of materials and installation by same person, the change order shall reflect sale of materials and installation by different legal entities.

- f. Upon delivery of the Direct Purchase Materials to the jobsite, the District shall inspect the materials and invoices to determine that they conform to the purchase order. If the materials conform, the District shall accept and take title to the Direct Purchase Materials.
- g. Suppliers shall issue invoices directly to the District. The District shall process invoices and issue payment directly to the suppliers from public funds.
- h. Upon acceptance of Direct Purchase Materials, the District shall assume risk of loss of same until they are incorporated into the project. Contractor shall be responsible for safeguarding all Direct Purchase Materials and for obtaining and managing all warranties and guarantees for all material and products.
- i. The District shall, at its option, maintain builder's risk insurance on the Direct Purchase Materials.

8. PUBLIC RECORDS. The Contractor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Contract, Contractor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Contractor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service. If the Contractor transfers all public records to the District upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT C/O JILL BURNS, GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801, PHONE (407) 841-5524, AND JBURNS@GMSCFL.COM

9. SOVEREIGN IMMUNITY. Nothing in the Contract shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other statute, and nothing in the Contract shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

10. NOTICES. Notices provided to the District pursuant to the Contract shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the following individuals:

District:	North Powerline Road Community Development District 219 East Livingston Street Orlando, Florida 32801 Attn: District Manager
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With a copy to:	Hopping Green & Sams, P.A. 119 South Monroe, Suite 300 Tallahassee, Florida 32301 Attn: District Counsel
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11. SCRUTINIZED COMPANIES STATEMENT. Upon the Assignment, Contractor shall properly execute a sworn statement pursuant to Section 287.135(5), *Florida Statutes*, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statement shall be substantially in the form of the attached **Exhibit A**. If the Contractor is found to have submitted a false certification as provided in Section 287.135(5), *Florida Statutes*, or has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in the boycott of Israel, or has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, the District may immediately terminate the Contract.

12. PUBLIC ENTITY CRIMES STATEMENT. Upon the Assignment, Contractor shall properly execute a sworn statement under Section 287.133(3)(a), *Florida Statutes*, regarding public entity crimes, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statement shall be substantially in the form of the attached **Exhibit B**.

13. TRENCH SAFETY ACT STATEMENTS. Upon the Assignment, Contractor shall properly execute a Trench Safety Act Compliance Statement and a Trench Safety Act Compliance Cost Statement, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statements shall be substantially in the form of the attached **Exhibit C**.

14. DISCRIMINATION STATEMENT. Upon the Assignment, Contractor shall properly execute a sworn statement under Section 287.134(2)(a), *Florida Statutes*, regarding discriminatory vendor

list, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statement shall be substantially in the form of the attached **Exhibit D**.

15. CONSTRUCTION DEFECTS. PURSUANT TO SECTION 558.005, FLORIDA STATUTES, ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

16. COUNTERPARTS; ELECTRONIC SIGNATURES. The Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the parties acknowledge and agree that the Contract may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, “electronic signature” shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g., via PDF) of an original signature, or signatures created in a digital format.

17. E-VERIFY. The Contractor shall comply with and perform all provisions of Section 448.095, Florida Statutes. Accordingly, as a condition of the Assignment and the Addendum, Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. Any party may terminate the Contract or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), Florida Statutes. Upon such termination, Contractor shall be liable for any additional costs incurred by Owner as a result of the termination.

In the event that the Owner has a good faith belief that a subcontractor has violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the parties hereto hereby acknowledge and agree to this Addendum, executed on this ____ day of _____, 2021, effective as of the date of the Assignment of the Contract.

WITNESS:

HENKELMAN CONSTRUCTION, INC.

[Print Name] _____

By: Ronald R. Henkelman
Its: President

ATTEST:
COMMUNITY

**NORTH POWERLINE ROAD
DEVELOPMENT DISTRICT**

Secretary

Warren K. (Rennie) Heath, II
Chairperson, Board of Supervisors

Exhibit A: Scrutinized Companies Statement
Exhibit B: Public Entity Crimes Statement
Exhibit C: Trench Safety Act Statement
Exhibit D: Discrimination Statement

EXHIBIT A

**SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES,
REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR
SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM
ENERGY SECTOR LIST**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to North Powerline Road Community Development District by Ronald R. Henkelman (print name of authorized representative). I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of President (print individual's title) for Henkelman Construction, Inc., ("Contractor"), and am authorized to make this Sworn Statement on behalf of Contractor. Contractor's business address is: 1830 N. Crystal Lake Drive, Lakeland, Florida 33801.
2. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that, at the time of bidding or submitting a proposal for a new contract or renewal of an existing contract, is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, or that has business operations in Cuba or Syria is ineligible for, and may not bid on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services.
3. Based on information and belief, at the time the entity submitting this sworn statement accepts assignment of its Contract with JMBI Real Estate, LLC, to the North Powerline Road Community Development District, neither the entity, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List and that it does not have business operations in Cuba or Syria.
4. The entity will immediately notify the North Powerline Road Community Development District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

[Signatures on the next page]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.135(5), *Florida Statutes*, Regarding Scrutinized Companies and all of the information provided is true and correct.

By: Ronald R. Henkelman

Its: President

STATE OF FLORIDA

COUNTY OF _____

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by Ronald R. Henkelman, as President of Henkelman Construction, Inc.

(Official Notary Signature)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

[notary seal]

EXHIBIT B

SWORN STATEMENT ON PUBLIC ENTITY CRIMES **PURSUANT TO SECTION 287.133(2)(a), FLORIDA STATUTES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to North Powerline Road Community Development District.
2. I, Ronald R. Henkelman (print name of authorized representative) am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of President (print individual's title) for Henkelman Construction, Inc., ("Contractor"), and am authorized to make this Sworn Statement on behalf of Contractor.
3. Contractor's business address is 1830 N. Crystal Lake Drive, Lakeland, Florida 33801
_____.
4. Contractor's Federal Employer Identification Number (FEIN) is _____.

(If the Contractor has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid, proposal, reply, or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:
 - a. A predecessor or successor of a person convicted of a public entity crime; or,
 - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes* any natural person or any entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Contractor submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

___ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

___ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

___ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/VENDOR EXECUTING THIS PUBLIC ENTITY CRIME AFFIDAVIT TO VERIFY THAT NONE OF THE SUBCONTRACTORS/SUPPLIERS UTILIZED FOR THIS BID/QUOTE HAVE BEEN CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989. IN THE EVENT IT IS LATER DISCOVERED THAT A SUBCONTRACTOR/SUPPLIER HAS BEEN CONVICTED OF A PUBLIC ENTITY CRIME, THE CONTRACTOR/VENDOR SHALL SUBSTITUTE THE SUBCONTRACTOR/SUPPLIER WITH ANOTHER WHO HAS NOT RECEIVED A CONVICTION. ANY COST ASSOCIATED WITH THIS SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/VENDOR.

[CONTINUE ON NEXT PAGE]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this ____ day of _____, 2021.

By: Ronald R. Henkelman
Title: President

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2021, by Ronald R. Henkelman, as President of Henkelman Construction, Inc.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT C

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
TRENCH SAFETY ACT COMPLIANCE STATEMENT

INSTRUCTIONS

Because trench excavations on this project are expected to be in excess of 5 feet, Florida's Trench Safety Act, Sections 553.60 – 553.64, *Florida Statutes*, requires that construction on the project comply with Occupational Safety and Health Administration Standard 29 C.F.R.s. 1926.650 Subpart P. The Contractor is required to execute this Compliance Statement and the Compliance Cost Statement. The costs for complying with the Trench Safety Act must be incorporated into the Contract Price.

This form must be certified in the presence of a notary public or other officer authorized to administer oaths.

CERTIFICATION

1. I understand that the Trench Safety Act requires me to comply with OSHA Standard 29 C.F.R.s. 1926.650 Subpart P. I will comply with The Trench Safety Act, and I will design and provide trench safety systems at all trench excavations in excess of five feet in depth for this project.
2. The estimated cost imposed by compliance with The Trench Safety Act will be:
_____ Dollars \$ _____
(Written) (Figures)
3. The amount listed above has been included within the Contract Price.

Dated this _____ day of _____, 2021.

Contractor:
HENKELMAN CONSTRUCTION, INC.

By: Ronald R. Henkelman
Title: President

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by Ronald R. Henkelman, as President of Henkelman Construction, Inc.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
TRENCH SAFETY ACT COMPLIANCE COST STATEMENT**

INSTRUCTIONS

Because trench excavations on this Project are expected to be in excess of 5 feet, Florida's Trench Safety Act, Sections 553.60 – 553.64, *Florida Statutes*, requires that the Contractor submit a statement of the costs of complying with the Trench Safety Act. Said costs must also be incorporated into the Contract Price. This form must be certified in the presence of a notary public or other officer authorized to administer oaths. By executing this statement, Contractor acknowledges that included in the various items of its Contract Price are costs for complying with the Florida Trench Safety Act. The Contractor further identifies the costs as follows:

Type of Trench Safety Mechanism	Quantity	Unit Cost ¹	Item Total Cost
Project Total			

Dated this ____ day of _____, 2021.

Subcontractor:

By: _____

Title: _____

STATE OF FLORIDA

COUNTY OF _____

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by _____ as _____ of _____.

(Official Notary Signature)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

[notary seal]

¹ Use cost per linear square foot of trench excavation used and cost per square foot of shoring used.

EXHIBIT D

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
SWORN STATEMENT PURSUANT TO SECTION 287.134(2)(a), FLORIDA STATUTES,
ON DISCRIMINATION

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to North Powerline Road Community Development District.
2. I, Ronald R. Henkelman (print name of authorized representative) am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of President (print individual's title) for Henkelman Construction, Inc., ("Contractor"), and am authorized to make this Sworn Statement on behalf of Contractor.
3. Contractor's business address is 1830 N. Crystal Lake Drive, Lakeland, Florida 33801.
4. Contractor's Federal Employer Identification Number (FEIN) is _____.

(If the Contractor has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
5. I understand that a "discrimination" or "discriminated" as defined in Section 287.134(1)(b), *Florida Statutes*, means a determination of liability by a state circuit court or federal district court for a violation of any state or federal law prohibiting discrimination on the basis of race, gender, national origin, disability, or religion by an entity; if an appeal is made, the determination of liability does not occur until the completion of any appeals to a higher tribunal.
6. I understand that "discriminatory vendor list" as defined in Section 287.134(1)(c), *Florida Statutes*, means the list required to be kept by the Florida Department of Management Services pursuant to Section 287.134(3)(d), *Florida Statutes*.
7. I understand that "entity" as defined in Section 287.134(1)(e), *Florida Statutes*, means any natural person or any entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity.
8. I understand that an "affiliate" as defined in Section 287.134(1)(a), *Florida Statutes*, means:
 - a. A predecessor or successor of an entity that discriminated; or
 - b. An entity under the control of any natural person or entity that is active in the management of the entity that discriminated. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one entity of shares constituting a controlling interest in another entity, or a pooling of equipment or income among entities when not for fair market value under an arm's length agreement, shall be a prima facie case that one entity controls another entity

9. I understand that, pursuant to Section 287.134(2)(a), *Florida Statutes*, an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity.

Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Indicate which statement applies.)

- ____ Neither the entity submitting this sworn statement, nor any affiliate of the entity, has been placed on the discriminatory vendor list.
- ____ The entity submitting this sworn statement, or an affiliate of the entity, appears on the discriminatory vendor list.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/VENDOR EXECUTING THIS AFFIDAVIT TO VERIFY THAT NONE OF THE SUBCONTRACTORS/SUPPLIERS UTILIZED FOR THIS BID/QUOTE HAVE BEEN PLACED ON THE DISCRIMINATORY VENDOR LIST. IN THE EVENT IT IS LATER DISCOVERED THAT A SUBCONTRACTOR/SUPPLIER HAS BEEN PLACED ON THE DISCRIMINATORY VENDOR LIST, THE CONTRACTOR/VENDOR SHALL SUBSTITUTE THE SUBCONTRACTOR/ SUPPLIER WITH ANOTHER WHO HAS NOT PLACED ON THE DISCRIMINATORY VENDOR LIST. ANY COST ASSOCIATED WITH THIS SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/VENDOR.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY.

Signature by authorized representative

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by Ronald R. Henkelman, as President of Henkelman Construction, Inc.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

SECTION V

SECTION C

SECTION 1

North Powerline Road Community Development District

Summary of Checks

May 19, 2021 to June 16, 2021

Bank	Date	Check No.'s	Amount	
General Fund	5/19/21	145	\$	69.83
	6/7/21	146	\$	2,059.51
	6/14/21	147-157	\$	256,408.44
	6/16/21	158	\$	435.16
			\$	258,972.94

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/19/21	00024	5/04/21 39600 75	202104 320-53800-43000	1028 US HWY 1792 N	*	69.83	
				DUKE ENERGY			69.83 000145
6/07/21	00012	4/30/21 1046611	202104 310-51300-48000	NOT OF REG MEETING APR 21	*	2,059.51	
				THE LEDGER/ NEWS CHIEF			2,059.51 000146
6/14/21	00023	4/30/21 PAY REQ#	202106 300-20700-10000	FY21SER2020-1 FR#7	*	233,995.34	
				THE KEARNEY COMPANIES, LLC			233,995.34 000147
6/14/21	00001	4/28/21 AR042820	202104 310-51300-11000	SUPERVISOR FEE 4/28/21	*	200.00	
				ANDREW RHINEHART			200.00 000148
6/14/21	00014	1/31/21 020521	202101 310-51300-31100	ENGINEERING SERVICE JAN21	*	235.00	
		4/30/21 020677	202104 310-51300-31100	ENGINEERING SERVICE APR21	*	1,215.00	
				ABSOLUTE ENIGNEERING INC			1,450.00 000149
6/14/21	00013	6/01/21 21194	202106 310-51300-32200	AUDIT FYE 09/30/2020	*	1,000.00	
				GRAU AND ASSOCIATES			1,000.00 000150
6/14/21	00006	4/01/21 35	202104 310-51300-34000	MANAGEMENT FEES APRIL 21	*	2,916.67	
		4/01/21 35	202104 310-51300-35200	INFO TECHNOLOGY APRIL 21	*	75.00	
		4/21/21 36A	202012 310-51300-31300	DISSEMINATION DEC 2020	*	228.48	
		4/21/21 36B	202101 310-51300-31300	DISSEMINATION JAN 21	*	416.67	
		4/21/21 36C	202102 310-51300-31300	DISSEMINATION FEB 21	*	416.67	
		4/21/21 36D	202103 310-51300-31300	DISSEMINATION MARCH 21	*	416.67	
		4/21/21 36E	202104 310-51300-31300	DISSEMINATION APRIL 21	*	416.67	
		5/01/21 37	202105 310-51300-34000	MANAGEMENT FEES MAY 21	*	2,916.67	
		5/01/21 37	202105 310-51300-35200	INFO TECHNOLOGY MAY 21	*	75.00	
		5/01/21 37	202105 310-51300-31300	DISSEMINATION FEE MAY 21	*	416.67	

NPRC NORTH POWER LI KCOSTA

*** CHECK DATES 05/19/2021 - 06/16/2021 ***
 N POWERLINE RD - GENERAL
 BANK A NORTH POWERLINE RD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/01/21 37	202105 310-51300-51000		*	5.48	
			OFFICE SUPPLIES				
		5/01/21 37	202105 310-51300-42000		*	20.42	
			POSTAGE				
				GOVERNMENTAL MANAGEMENT SERVICES			8,321.07 000151
6/14/21 00007		11/30/20 118781	202010 310-51300-49100		*	1,429.00	
			REVIEW OF NOTICE OF BOUND				
		12/17/20 119133	202011 310-51300-49100		*	4,070.00	
			ASSEMBLE REVISED EXHIBITS				
		1/31/21 120053	202012 310-51300-49100		*	1,191.16	
			REVIEW DRAFT MASTER ASSES				
		1/31/21 120758	202101 310-51300-49100		*	334.50	
			BOUNDARY AMEND 1/7 & 1/21				
		4/21/21 121767	202103 310-51300-31500		*	2,940.17	
			GENERAL COUNSEL MARCH 21				
		4/21/21 121771	202103 310-51300-49100		*	661.00	
			BOUNDARY AMENDMENT MAR 21				
				HOPPING GREEN & SAMS			10,625.83 000152
6/14/21 00008		4/28/21 KC042820	202104 310-51300-11000		*	200.00	
			SUPERVISOR FEE 4/28/21				
				KEVIN CHINOY			200.00 000153
6/14/21 00009		4/28/21 LS042820	202104 310-51300-11000		*	200.00	
			SUPERVISOR FEE 4/28/21				
				LAUREN SCHWENK			200.00 000154
6/14/21 00010		4/28/21 PA042820	202104 310-51300-11000		*	200.00	
			SUPERVISOR FEE 4/28/21				
				PHILLIP ALLENDE			200.00 000155
6/14/21 00011		4/28/21 RH042820	202104 310-51300-11000		*	200.00	
			SUPERVISOR FEE 4/28/21				
				RENNIE HEATH			200.00 000156
6/14/21 00006		5/01/21 37	202105 310-51300-42500		*	16.20	
			COPIES				
				GOVERNMENTAL MANAGEMENT SERVICES			16.20 000157
6/16/21 00012		5/31/21 1047300	202105 310-51300-48000		*	435.16	
			NOT OF REG MEETNG 5/19/21				
				THE LEDGER/ NEWS CHIEF			435.16 000158
				TOTAL FOR BANK A		258,972.94	
				NPRC NORTH POWER LI KCOSTA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						258,972.94	

NPRC NORTH POWER LI KCOSTA

SECTION 2

North Powerline Road
Community Development District

Unaudited Financial Reporting
May 31, 2021



Table of Contents

1	<hr/> Balance Sheet
2	<hr/> General Fund
3	<hr/> Series 2020 Debt Service Fund
4	<hr/> Series 2020 Capital Projects Fund
5	<hr/> Month to Month
6	<hr/> Long Term Debt Summary

North Powerline Road

Community Development District

Combined Balance Sheet

May 31, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
<u>Cash</u>				
Operating Account	\$ 35,886	\$ -	\$ -	\$ 35,886
<u>Investments</u>				
Series 2020				
Reserve	\$ -	\$ 713,800	\$ -	\$ 713,800
Revenue	\$ -	\$ 115,518	\$ -	\$ 115,518
Interest	\$ -	\$ 4	\$ -	\$ 4
Construction - Phase 1	\$ -	\$ -	\$ 113,051	\$ 113,051
Construction - Phase 2	\$ -	\$ -	\$ 2,344,259	\$ 2,344,259
Cost of Issuance	\$ -	\$ -	\$ 0	\$ 0
Total Assets	\$ 35,886	\$ 829,322	\$ 2,457,310	\$ 3,322,518
Liabilities:				
Accounts Payable	\$ 23,908	\$ -	\$ -	\$ 23,908
Retainage Payable	\$ -	\$ -	\$ 254,477	\$ 254,477
Due to Developer	\$ 2,027	\$ -	\$ -	\$ 2,027
Total Liabilities	\$ 25,935	\$ -	\$ 254,477	\$ 280,412
Fund Balances:				
Unassigned	\$ 9,951	\$ -	\$ -	\$ 9,951
Reserved For Debt Service	\$ -	\$ 829,322	\$ -	\$ 829,322
Reserved For Capital Projects	\$ -	\$ -	\$ 2,202,833	\$ 2,202,833
Total Fund Balances	\$ 9,951	\$ 829,322	\$ 2,202,833	\$ 3,042,105
Total Liabilities & Fund Balance	\$ 35,886	\$ 829,322	\$ 2,457,310	\$ 3,322,518

North Powerline Road

Community Development District

Combined Balance Sheet

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/21	Thru 05/31/21	Variance
Revenues				
Assessments - Lot Closings	\$ -	\$ -	\$ 32,651	\$ 32,651
Developer Contributions	\$ 202,365	\$ 45,381	\$ 45,381	\$ -
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ 202,365	\$ 45,381	\$ 78,033	\$ 32,652
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 3,200	\$ 4,800
Engineering	\$ 20,000	\$ 13,333	\$ 3,028	\$ 10,305
Attorney	\$ 25,000	\$ 16,667	\$ 15,369	\$ 1,298
Annual Audit	\$ 3,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Dissemination	\$ 5,000	\$ 2,312	\$ 2,312	\$ -
Arbitrage	\$ 650	\$ 650	\$ -	\$ 650
Trustee Fees	\$ 3,550	\$ 3,550	\$ -	\$ 3,550
Management Fees	\$ 35,000	\$ 23,333	\$ 23,333	\$ (0)
Information Technology	\$ 2,100	\$ 1,400	\$ 600	\$ 800
Telephone	\$ 250	\$ 167	\$ 20	\$ 146
Postage & Delivery	\$ 850	\$ 567	\$ 57	\$ 510
Insurance	\$ 5,638	\$ 5,638	\$ 5,381	\$ 257
Printing & Binding	\$ 1,000	\$ 667	\$ 41	\$ 626
Legal Advertising	\$ 10,000	\$ 10,000	\$ 12,022	\$ (2,022)
Other Current Charges	\$ 1,000	\$ 667	\$ 896	\$ (230)
Boundary Amendment Expenses	\$ -	\$ -	\$ 8,143	\$ (8,143)
Office Supplies	\$ 500	\$ 333	\$ 19	\$ 314
Travel Per Diem	\$ 550	\$ 367	\$ -	\$ 367
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 131,263	\$ 92,825	\$ 74,596	\$ 18,229
<u>Operations & Maintenance</u>				
<u>Field Services</u>				
Property Insurance	\$ 5,000	\$ -	\$ -	\$ -
Field Management	\$ 11,250	\$ 1,250	\$ -	\$ 1,250
Landscape Maintenance	\$ 20,970	\$ 2,330	\$ -	\$ 2,330
Landscape Replacement	\$ 3,750	\$ 417	\$ -	\$ 417
Streetlights	\$ 13,860	\$ 1,540	\$ -	\$ 1,540
Electric	\$ 1,980	\$ 220	\$ 139	\$ 81
Water & Sewer	\$ 792	\$ 88	\$ -	\$ 88
Sidewalk & Asphalt Maintenance	\$ 375	\$ 42	\$ -	\$ 42
Irrigation Repairs	\$ 3,750	\$ 417	\$ -	\$ 417
General Repairs & Maintenance	\$ 3,750	\$ 417	\$ -	\$ 417
Contingency	\$ 5,625	\$ 625	\$ -	\$ 625
Total Operations & Maintenance	\$ 71,102	\$ 7,345	\$ 139	\$ 7,205
Total Expenditures	\$ 202,365	\$ 100,169	\$ 74,735	\$ 25,434
Excess Revenues (Expenditures)	\$ -		\$ 3,297	
Fund Balance - Beginning	\$ -		\$ 6,653	
Fund Balance - Ending	\$ -		\$ 9,951	

North Powerline Road

Community Development District

Series 2020 Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/21	Thru 05/31/21	Variance
Revenues				
Assessments - Lot Closings	\$ -	\$ -	\$ 115,518	\$ 115,518
Interest	\$ -	\$ -	\$ 20	\$ 20
Total Revenues	\$ -	\$ -	\$ 115,538	\$ 115,538
Expenditures:				
Series 2020				
Interest Payment - 5/1	\$ -	\$ -	\$ 177,279	\$ (177,279)
Total Expenditures	\$ -	\$ -	\$ 177,279	\$ (177,279)
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 891,079	\$ 891,079
Transfer In/(Out)	\$ -	\$ -	\$ (16)	\$ (16)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 891,063	\$ 891,063
Excess Revenues (Expenditures)	\$ -		\$ 829,322	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 829,322	

North Powerline Road

Community Development District

Series 2020 Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/21	Thru 05/31/21	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 99,813	\$ 99,813
Interest	\$ -	\$ -	\$ 112	\$ 112
Total Revenues	\$ -	\$ -	\$ 99,925	\$ 99,925
Expenditures:				
<u>General & Administrative:</u>				
Capital Outlay - Phase 1	\$ -	\$ -	\$ 3,662,957	\$ (3,662,957)
Capital Outlay - Phase 2	\$ -	\$ -	\$ 3,241,676	\$ (3,241,676)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 456,925	\$ (456,925)
Total Expenditures	\$ -	\$ -	\$ 7,361,558	\$ (7,361,558)
<u>Other Financing Sources/(Uses)</u>				
Bond Proceeds	\$ -	\$ -	\$ 11,793,921	\$ 11,793,921
Bond Premium	\$ -	\$ -	\$ 98,875	\$ 98,875
Transfer In/(Out)	\$ -	\$ -	\$ 16	\$ 16
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 11,892,811	\$ 11,892,811
Excess Revenues (Expenditures)	\$ -		\$ 4,631,178	
Fund Balance - Beginning	\$ -		\$ (2,428,346)	
Fund Balance - Ending	\$ -		\$ 2,202,833	

North Powerline Road

Combined Balance Sheet Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,651	\$ -	\$ -	\$ -	\$ -	\$ 32,651
Developer Contributions	\$ 25,381	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,381
Interest	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Total Revenues	\$ 25,381	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20,000	\$ -	\$ 32,651	\$ -	\$ -	\$ -	\$ -	\$ 78,032
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200
Engineering	\$ 855	\$ -	\$ 606	\$ 235	\$ 118	\$ -	\$ 1,215	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,028
Attorney	\$ 1,205	\$ 2,713	\$ 4,535	\$ 1,502	\$ 2,475	\$ 2,940	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,369
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ 228	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ 2,312
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ 23,333
Information Technology	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20
Postage & Delivery	\$ 21	\$ 4	\$ 1	\$ 2	\$ 1	\$ 8	\$ -	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ 57
Insurance	\$ 5,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,381
Printing & Binding	\$ 2	\$ 2	\$ 5	\$ 11	\$ -	\$ 6	\$ -	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ 41
Legal Advertising	\$ 1,544	\$ 4,824	\$ 435	\$ 508	\$ 1,240	\$ 977	\$ 2,060	\$ 435	\$ -	\$ -	\$ -	\$ -	\$ 12,022
Other Current Charges	\$ -	\$ 265	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ 896
Boundary Amendment Expenses	\$ 1,429	\$ 4,527	\$ 1,191	\$ 335	\$ 661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,143
Office Supplies	\$ 3	\$ 3	\$ 3	\$ 3	\$ 0	\$ 3	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 19
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 14,426	\$ 15,329	\$ 10,715	\$ 6,123	\$ 8,022	\$ 7,462	\$ 8,603	\$ 3,916	\$ -	\$ -	\$ -	\$ -	\$ 74,596
Operations & Maintenance													
Field Services													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ 139
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ 139
Total Expenditures	\$ 14,426	\$ 15,329	\$ 10,715	\$ 6,123	\$ 8,022	\$ 7,462	\$ 8,673	\$ 3,986	\$ -	\$ -	\$ -	\$ -	\$ 74,735
Excess Revenues (Expenditures)	\$ 10,956	\$ (15,329)	\$ (10,715)	\$ (6,123)	\$ (8,022)	\$ 12,538	\$ (8,673)	\$ 28,665	\$ -	\$ -	\$ -	\$ -	\$ 3,297

North Powerline Road

Community Development District

LONG TERM DEBT REPORT

SERIES 2020, SPECIAL ASSESSMENT REVENUE BONDS		
MATURITY DATE:	5/1/2051	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$713,800	
RESERVE FUND BALANCE	\$713,800	
BONDS OUTSTANDING - 12/14/20		\$12,685,000
CURRENT BONDS OUTSTANDING		\$12,685,000

SECTION 3

SECTION (a)

Requisition	Payee/Vendor	Amount
55	The Kearney Companies, LLC	\$ 2,038.00
56	Absolute Engineering, Inc.	\$ 50,248.49
57	JMBI Real Estate, LLC	\$ 3,000.00
58	Greenland Services, LLC	\$ 4,104.00
59	The Kearney Companies, LLC	\$ 105,951.35
	TOTAL	\$ 165,341.84

SECTION (b)

Requisition	Payee/Vendor	Amount
39	Hopping, Green & Sams	\$ 318.00
40	Absolute Engineering, Inc.	\$ 35,079.16
41	Ferguson Waterworks	\$ 279,941.26
42	Tucker Paving, Inc.	\$ 686,698.41
43	Absolute Engineering, Inc.	\$ 25,149.30
44	CH Dev, LLC	\$ 3,000.00
	TOTAL	\$ 1,030,186.13