

*North Powerline Road
Community Development District*

Meeting Agenda

September 22, 2021

AGENDA

North Powerline Road

Community Development District

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

September 15, 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, September 22, 2021 at 10:00 AM at 346 East Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/82203015701>

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

Meeting ID: 822 0301 5701

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 July 28, 2021 Board of Supervisors Meeting
4. Consideration of Resolution 2021-23 Authorizing Additional Validation (*to be provided under separate cover*)
5. Consideration of Resolution 2021-24 Waiving a Portion of the Rules of Procedure Regarding Notice of Meetings
6. Consideration of Resolution 2021-25 Revising Fiscal Year 2022 Meeting Schedule
7. Consideration of Amended and Restated Notice of Special Assessments
8. Staff Reports
 - A. Attorney
 - i. Memorandum Regarding Wastewater Services and Stormwater Management Needs Analysis
 - B. Engineer

¹ Comments will be limited to three (3) minutes

C. District Manager's Report

- i. Approval of Check Register
- ii. Balance Sheet & Income Statement
- iii. Ratification of Summary of Series 2020 Phase 2 Requisitions #55 to #63
- iv. Ratification of Series 2020-1 Funding Requests #6 to #15

9. Other Business

10. Supervisors Requests and Audience Comments

11. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the North Powerline Road Community Development District was held on Thursday, **July 28, 2021** at 10:00 a.m. at 346 East Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath
Lauren Schwenk
Patrick Marone

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk
Heather Wertz

District Manager/GMS
KE Law
District Engineer

The following is a summary of the discussions and actions taken at the July 28, 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. Three 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 June 23, 2021
Board of Supervisors Meeting**

Ms. Burns presented the June 23, 2021 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Minutes of the June 23, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2022 Budget

Ms. Burns stated that the public hearing was advertised in the paper and a mailed notice was sent to property owners within the community. She asked for a motion to open the public hearing.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Opening of the Public Hearing, was approved.

i. Consideration of Resolution 2021-17 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds

Ms. Burns stated that there were not any changes since the Board previously saw the budget with the exception of updated actuals to now be current. She reviewed the budget for the Board. Ms. Burns asked if there were any questions or comments.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, Resolution 2021-17 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds, was approved.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Closing of the Public Hearing, was approved.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Opening of the Public Hearing, was approved.

i. Consideration of Resolution 2021-18 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated this was included in the package. Mr. Van Wyk asked Ms. Burns if should could confirm that notice was sent out to the parcel owners. She said yes. Ms. Burns offered to answer any questions.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2021-18 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Closing of the Public Hearing, was approved.

C. Public Hearing on the Imposition of Special Assessment on Boundary Amendment Parcels

Ms. Burns stated that this Public Hearing had been advertised and notice had been sent to all property owners.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Opening of the Public Hearing, was approved.

i. Presentation of Third Amended and Restated Engineer's Report

Ms. Burns stated this was included in the package. Ms. Wertz provided information about the 4 phases of construction for the District. Ms. Wertz reviewed the report and stated that the report included information regarding the expansion parcels and various exhibits. She stated that the purpose of the report was to provide engineering support to fund improvements in the current District and reflect changes in the capital improvement plan. Ms. Wertz stated that it was their professional opinion that the public infrastructure costs, or the CIP provided in this report, are reasonable to complete the construction of the public infrastructure improvements and that the public infrastructure improvements will benefit lands within the District. She also stated that the acquisition and construction costs of the proposed CIP can be completed at the cost stated. Ms. Wertz offered to answer any questions. Hearing none,

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

ii. Presentation of Master Assessment Methodology for Annexed Parcels

Ms. Burns stated this was included in the package. Ms. Burns stated that this assessment report included the assessment calculation for the annexed parcels that are described in Exhibit 6

of the Engineer's Report. Ms. Burns reviewed the assessment methodology for the Board and offered to answer any questions.

Mr. Van Wyk asked Ms. Burns if she could confirm that notice was sent to the landowners as required by the statute. Ms. Burns said yes. Mr. Van Wyk asked Ms. Burns if it was in her professional opinion that the benefits received by the parcels was greater than or equal to the burden placed upon the parcels by the assessments. Ms. Burns said yes. Mr. Van Wyk asked if it was her professional opinion that the assessments as outlined in the report are fairly and reasonably apportioned across the product types within the District. Ms. Burns said yes.

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

iii. Consideration of Resolution 2021-19 Levying Special Assessments on Boundary Amendment Parcels

Ms. Burns stated this contained the information they went over previously. She also stated that the assessments were fairly and reasonably apportioned and that they benefit the property. Ms. Burns offered to answer any questions.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2021-19 Levying Special Assessments on Boundary Amendment Parcels, was approved.

iv. Consideration of Amended and Restated Notice of Special Assessments *(to be provided under separate cover)*

Ms. Burns stated this item would be tabled for the Board to discuss at the next meeting.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Closing of the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-20
Designation of Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2022 Meetings**

Ms. Burns stated that they can leave the meeting schedule the same.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Resolution 2021-20 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2022 Meetings, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-21 –
Revising Boundary Amendment No. 3
Parcels**

Ms. Burns reviewed the exhibits in the packet that regarded the editing of land acreage in the District.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Resolution 2021-21 Amending Resolution 2021-12 Revising Boundary Amendment No. 3 Parcels, Pending Verification of Acreage to Fill In, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-22 Re-
Designating the Registered Agent for the
District – ADDED**

Ms. Burns stated that Mr. Van Wyk and Hopping Green & Sams were previously the registered agent, and this resolution would change the registered agent to Ms. Burns and her office. She elaborated that this meant that any correspondence with the state would get sent to her office.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2021-22 Re-Designating the Registered Agent for the District, was approved.

EIGHTH ORDER OF BUSINESS

**Acceptance of Fiscal Year 2020 Audit
Report**

Ms. Burns stated that the report was included in the agenda package. She noted that there were no findings or instances of non-compliance, it was considered a clean audit, and the report had been submitted to the state. She asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Fiscal Year 2020 Audit Report, was approved.

NINTH ORDER OF BUSINESS

**Ratification of Joint Letter from Hopping
Green & Sams and KE Law Group
Regarding District Counsel
Representation**

Ms. Burns stated that this was the letter that allowed them to keep everything with Ms. Warren and Mr. Van Wyk as they moved to KE Law Group.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Joint Letter from Hopping Green & Sams and KE Law Group Regarding District Counsel Representation, was ratified.

TENTH ORDER OF BUSINESS

**Consideration of Fee Agreement with KE
Law Group**

Ms. Burns stated that Mr. Van Wyk was on the line to answer any questions. Ms. Burns provided that the fees are the same.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, the Agreement with KE Law group, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk had nothing further to report to the Board.

B. Engineer

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

C. District Manager's Report

i. Approval of Check Register

Ms. Burns stated that from June 17th through July 20th the Check Register total was \$51,307.69. The Board had no questions.

On MOTION by, Mr. Heath seconded by Ms. Schwenk, with all in favor, the Check Register totaling \$51,307.69, 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 Series 2020 Phase 2 Requisitions #45 to #54

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

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Series 2020 Phase 2 Requisitions #45 to #54, were ratified.

TWELTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

*Item will be
provided under
separate cover.*

SECTION V

RESOLUTION 2021-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT MAKING CERTAIN FINDINGS; WAIVING A PORTION OF RULE 1.3(1), RULES OF PROCEDURE; PROVIDING FOR REASONABLE NOTICE OF BOARD MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors (“Board”) holds public meetings, hearings, and workshops (together, “meetings”) for the purpose of conducting District business; and

WHEREAS, Section 189.015, *Florida Statutes*, requires that the District file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements, and such regularly scheduled meetings are required to be listed on the District’s website by Section 189.069(2)(a), *Florida Statutes*; and

WHEREAS, Section 286.011(1), *Florida Statutes*, requires the District to provide reasonable notice of all meetings of its Board; and

WHEREAS, the District previously adopted Rule 1.3(1) of its Rules of Procedure providing, among other things, that “Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board,” and that “Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located”; and

WHEREAS, the Board finds that providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District’s website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*; and

WHEREAS, the Board accordingly finds that it is in the District’s best interests to waive the requirement of Rule 1.3(1) that published notice of meetings may not be published more than thirty (30) days before the meeting, and to set forth alternative minimum standards for reasonable notice of Board meetings.

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

SECTION 1. RECITALS. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. FINDINGS. The Board hereby finds providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District's website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*.

SECTION 3. WAIVER. The Board hereby waives the provision of Rule 1.3(1) of the District's Rules of Procedure that the required published notice of meetings may not be published more than thirty (30) days before the meeting. Publication of the quarterly, semiannual, or annual meeting notice as required by Section 189.015, *Florida Statutes*, is deemed to satisfy the requirement for published notice in Rule 1.3(1) of the District's Rules of Procedure for those meetings included in the quarterly, semiannual, or annual notice. This Resolution does not supersede any requirements of the Florida Statutes as to additional published notice required for any meeting or hearing of the District.

SECTION 4. REASONABLE NOTICE.

- A. **Regular meetings.** The District Manager is directed to (a) file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements; (b) post the date, time, and location of all regular meetings on the District's website at least seven (7) days prior to each meeting; and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- B. **Special meetings.** For any meeting not included in the quarterly, semiannual, or annual notice, the District Manager is directed to (a) publish an additional notice at least seven (7) days before said meeting in the manner specified in Rule 1.3(1), and (b) post the date, time, and location on the District's website at least seven (7) days prior to each meeting, and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- C. **Statutorily required notice.** Where the Florida Statutes require published notice of certain meetings or hearings, including but not limited to budget hearings, assessment hearings, rulemaking hearings, and others, the District Manager is directed to strictly comply with such requirements.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 22nd day of September, 2021.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

RESOLUTION 2021-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE REVISED ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2021-2022; AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

WHEREAS, the Board desires to adopt the Fiscal Year 2021-2022 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2021-2022 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 22nd day of September 2021

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2021-2022 Annual Meeting Schedule

Exhibit A

BOARD OF SUPERVISORS MEETING DATES NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021-2022

The Board of Supervisors of the North Powerline Road Community Development District will hold their regular meetings for Fiscal Year 2021-2022 on the 3rd Wednesday of each month, at the Offices of Cassidy Homes, at 346 E. Central Ave., Winter Haven, Florida 33880, at 1:30 p.m., unless otherwise indicated as follows:

**October 20, 2021
November 17, 2021
December 15, 2021
January 19, 2022
February 16, 2022
March 16, 2022
April 20, 2022
May 18, 2022
June 15, 2022
July 20, 2022
August 17, 2022
September 14, 2022**

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

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

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

District Manager

SECTION VII

**This space reserved for use by the Clerk of
the Circuit Court**

This instrument prepared by
and return to:

Roy Van Wyk, Esq.
KE LAW GROUP, PLLC
PO Box 6386
Tallahassee, Florida 32314

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
THIRD AMENDED NOTICE OF IMPOSITION OF
MASTER SPECIAL ASSESSMENTS¹**

PLEASE TAKE NOTICE that the Board of Supervisors of the North Powerline Road Community Development District (the “**District**”) in accordance with Chapters 170, 190, and 197, *Florida Statutes*, adopted Resolutions 2018-23, 2018-24, 2018-32, 2020-04, 2020-05, 2020-08, 2020-11, 2020-12, 2020-15, 2021-07, 2021-08, and 2021-19 (collectively, the “**Assessment Resolutions**”) providing for and levying non-ad valorem special assessments constituting a governmental lien on certain real property within the boundaries of the District that will be specially benefitted by the Capital Improvement Plan provided by the District and described in the District’s adopted *Third Amended and Restated Engineer’s Report for Capital Improvements*, dated May 2021, as amended and supplemented (the “**Engineer’s Report**”). The legal description of the lands on which said special assessments are imposed is attached to this Notice as **Exhibit A**. The special assessments are imposed on benefitted parcels within the District as described in the District’s *Master Assessment Methodology*, dated February 5, 2020, as amended in the *Master*

¹ The intent of this Notice is to amend and supplement that certain North Powerline Road Community Development District Notice of Imposition of Master Special Assessments, dated November 1, 2018, recorded in the Official Records Book 10660, Pages 1104-1108, inclusive, of the Public Records of Polk County, Florida, as amended by that Amended Notice of Imposition of Master Special Assessments, dated March 11, 2020, recorded in the Official Records Book 11174, Pages 0808-0812, inclusive, of the Public Records of Polk County, Florida, as further amended by the North Powerline Road Community Development District Second Amended Notice of Imposition of Master Special Assessments dated August 5, 2020, recorded in the Official Records Book 11339, Pages 1599-1603, inclusive, of the Public Records of Polk County, Florida

Assessment Methodology-Annexed Parcels, dated May 26, 2021 (“**Assessment Report**”) approved by the District. A copy of the Engineer’s Report, the Assessment Report, and the Assessment Resolutions may be obtained by contacting the District at: North Powerline Road Community Development District, c/o Governmental Management Services Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Ph.: (407) 841-5524.

The non-ad valorem special assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and these non-ad valorem special assessments constitute and will at all relevant times in the future constitute, legal, valid and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles and claims.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

IN WITNESS WHEREOF, this Notice has been executed on the 22nd day of September, 2021, and recorded in the Public Records of Polk County, Florida.

**NORTH POWERLINE ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of September, 2021, by Warren K. “Rennie” Heath II, as Chairperson of the Board of Supervisors of the North Powerline Road Community Development District.

[notary seal]

(Official Notary Signature)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

PARCEL 1 (272634-000000-022030)

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET THEREOF.

PARCEL 2 (272634-000000-022020)

THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

PARCEL 3 (272635-000000-044010)

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

PARCEL 4 (272703-713500-010031)

PARCEL "A"

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/ 4 OF THE NORTHEAST 1/ 4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECT. 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG RIGHT OF WAY, 125.0 FT.; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 RUN THENCE NORTH, ALONG SAID EAST LINE, 121.91 FT., TO POINT OF BEGINNING.

PARCEL "B"

SUBJECT TO ANY EXISTING DEDICATIONS OF ROAD RIGHT-OF-WAYS IN FLORIDA DEVELOPMENT COMPANY'S PLAT OF SAID SECTION 3. FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECTION 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG SAID RIGHT OF WAY LINE, 125.0 FT., TO THE POINT OF BEGINNING; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4; RUN THENCE SOUTH, ALONG SAID EAST LINE, 390.33 FT; RUN THENCE NORTH 77°13'30" WEST, 704.65 FT., TO THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY; RUN THENCE NORTH 12°46'30" EAST, 241.4 FT., TO THE POINT OF BEGINNING.

PARCEL 5 (272703-000000-011000)

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

PARCEL 6 (272703-713500-010200)

TRACTS 20 AND 21, LESS THE NORTH 15 FEET THEREOF FOR ROADWAY, IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL 7 (272703-713500-010294)

THAT PART OF THE NORTH 1/2 OF TRACT 29 LYING NORTH OF CLAY ROAD, IN NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
C.A. NO. 28355

(813) 221-1516 TEL
(813) 344-0100 FAX

EXHIBIT 2

NORTH POWER LINE ROAD CDD LEGAL DESCRIPTION EXISTING DISTRICT BOUNDARY

SEC TWP RGE
34-26-27

JOB NUMBER
0002.0002

DRAWN BY
JJM

DATE
5-14-2021

SHEET

1 OF 5

LEGAL DESCRIPTION:

PARCEL 8 (272703-713500-010282)

THE SOUTH 1/2 OF TRACT 28 IN THE NORTHEAST 1/4 OF SECTION 03, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL 9 (272703-713500-010220)

TRACT 22, LESS NORTH 15 FEET AND TRACT 27 LESS SOUTH 15 FEET, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL 10 (272703-713500-010231)

LOT 23, LESS THE SOUTH 100 FEET OF THE WEST 84.74 FEET THEREOF AND LESS THE NORTH 15 FEET THEREOF, LOT 24 LESS THE NORTH 15 FEET THEREOF, THE EAST 3/4 OF LOT 26 AND ALL OF LOT 25, LESS THE SOUTH 15 FEET OF SAID LOTS, ALL LYING AND BEING IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF FLORIDA DEVELOPMENT CO. SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGES 60-63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL 11 (272702-713000-030172)

LOT 17, 18 AND THE NORTH 3/4 OF LOT 19, LESS THE NORTH 15 FEET OF SAID LOTS; LOT 32 AND THE WEST ONE HALF OF LOT 31, LESS THE SOUTH 15 FEET OF SAID LOTS, ALL LYING AND BEING IN THE NORTHWEST 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF FLORIDA DEVELOPMENT CO. SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL 12 (272634-000000-024120)

BEGINNING AT AN IRON PIPE 360 FEET NORTH OF THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, RUNNING THENCE NORTH 630 FEET; THENCE WEST 340 FEET TO HIGHWAY RIGHT-OF-WAY; THENCE ALONG THE HIGHWAY SOUTH 14' WEST 650 FEET; THENCE EAST 473 FEET TO POINT OF BEGINNING, LESS AND EXCEPT: BEGINNING AT AN IRON PIPE 990 FEET NORTH OF THE SOUTHEAST CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, RUN THENCE WEST 339.5 FEET ALONG THE SOUTH BOUNDARY OF PREMISES DESCRIBED IN THAT CERTAIN DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA IN DEED BOOK 762, PAGE 65, TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY; THENCE WITH SAID EAST RIGHT-OF-WAY SOUTHWESTERLY 130 FEET; THENCE EAST TO THE EAST LINE OF SAID SW 1/4 OF SE 1/4 OF SAID SECTION 34, THENCE NORTH TO POINT OF BEGINNING, ALSO DESCRIBED AS FOLLOWS: BEGINNING AT CONCRETE MONUMENT, THE SE CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, THENCE RUN NORTH 360 FEET TO AN IRON ROD FOR POINT OF BEGINNING; THENCE NORTH 528.89 FEET TO AN IRON ROD; THENCE WEST 372.42 FEET TO AN IRON ROD; THENCE SOUTH 14' 18' 34", WEST 543.19 FEET TO AN IRON ROD; THENCE EAST 506.12 FEET TO THE POINT OF BEGINNING.

PARCEL 13: (272702-713000-040170)

THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY; ALSO DESCRIBED AS LOTS 17 AND 18 IN THE SW 1/4 OF SECTION 2, FLORIDA DEVELOPMENT COMPANY SUB (PLAT BOOK 3, PAGE 60-63), LESS EXISTING ROAD RIGHT-OF-WAY.



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(813) 344-0100 FAX
C.A. NO. 28358
1000 N. ASHLEY DRIVE SUITE 925
TAMPA, FLORIDA 33602

EXHIBIT 2

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION EXISTING DISTRICT BOUNDARY

SEC TWP RGE 34-26-27
JOB NUMBER 0002.0002
DRAWN BY JJM
DATE 5-14-2021
SHEET 2 OF 5

LEGAL DESCRIPTION:

PARCEL 14: (272702-713000-040310)

TRACTS 31 AND 32 IN THE SW 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL 15: (272703-713500-020070)

TRACTS G AND H IN THE SE 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL 16: (272710-730000-010901 AND 272710-730000-011202)

PARCEL 1:

TRACTS "L" AND "M" OF FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION, LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING FIVE DESCRIBED LANDS:

- (1) BEGINNING AT A POINT 411.63 FEET NORTH AND 30 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST; THENCE WEST 61.25 FEET, THENCE SOUTH 190.82 FEET, THENCE EAST 61.15 FEET, THENCE NORTH 190.81 FEET TO THE POINT OF BEGINNING; ABOVE DESCRIBED PARCEL BEING A PART OF LOT "M" OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION.
- (2) BEGINNING AT A POINT IN THE CENTERLINE OF A CONCRETE DRIVEWAY AT ITS INTERSECTION WITH THE SOUTH LINE OF LOT "M" IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGES 60 ET SEQ., 577.92 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT "M" AND RUN THENCE NORTHERLY WITH THE CENTERLINE OF SAID CONCRETE DRIVEWAY 125 FEET, THENCE WEST TO THE WEST LINE OF SAID LOT "M", THENCE SOUTH ALONG THE WEST LINE OF SAID LOT "M" TO THE SOUTH LINE OF LOT "M", THENCE EAST TO THE POINT OF BEGINNING.
- (3) BEGINNING AT A POINT IN THE CENTERLINE OF A CONCRETE DRIVEWAY AT ITS INTERSECTION WITH THE SOUTH LINE OF LOT "M" IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, 577.92 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT "M", THENCE NORTHERLY WITH THE CENTERLINE OF SAID CONCRETE DRIVEWAY 125 FEET, THENCE EAST 75 FEET, THENCE SOUTH 125 FEET, THENCE WEST 78.5 FEET TO THE POINT OF BEGINNING.
- (4) BEGINNING AT A POINT IN THE WEST LINE OF LOT "M" IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, WHERE AN IRON PIPE IS SET IN THE WEST LINE OF SAID LOT "M" APPROXIMATELY 225 FEET NORTH OF THE SOUTH LINE OF SAID LOT "M", RUN THENCE EAST 150 FEET, THENCE NORTH 50 FEET, THENCE WEST 150 FEET TO THE WEST LINE OF SAID LOT "M", THENCE SOUTH ON THE WEST LINE OF SAID LOT "M" TO THE POINT OF BEGINNING.
- (5) BEGIN AT A POINT IN THE WEST LINE OF LOT "M" OF FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION, PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, WHERE AN IRON PIPE IS SET IN THE WEST LINE OF SAID LOT "M" APPROXIMATELY 225 FEET NORTH OF THE SOUTH LINE OF SAID LOT "M" FOR A POINT OF BEGINNING, RUN THENCE EAST 150 FEET, THENCE SOUTH 100 FEET, MORE OR LESS, TO A POINT 125 FEET NORTH OF THE SOUTH BOUNDARY LINE OF SAID LOT "M", THENCE WEST 150 FEET TO THE WEST BOUNDARY LINE OF SAID LOT "M", THENCE NORTH THE WEST LINE OF SAID LOT "M" TO THE POINT OF BEGINNING.

EXHIBIT 2

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION EXISTING DISTRICT BOUNDARY

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
34-26-27	0002.0002	JJM	5-14-2021	3 OF 5

**ABSOLUTE
ENGINEERING, INC.**

1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
C.A. NO. 28396
(813) 221-1516 TEL
(813) 344-0100 FAX

LEGAL DESCRIPTION:

Parcel 2:

THAT PORTION OF TRACTS I AND K IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10 AND RUN SOUTH 00 DEGREES 16 MINUTES 36 SECONDS WEST, 15.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HORSE SHOE CREEK ROAD, ALSO KNOWN AS PALMETTO STREET; THENCE NORTH 89 DEGREES 47 MINUTES 39 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, 15.00 FEET TO THE WEST RIGHT OF WAY LINE OF AN UNOPENED PLATTED RIGHT OF WAY, AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 16 MINUTES 36 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, 647.46 FEET TO THE SOUTH BOUNDARY OF SAID TRACT K; THENCE NORTH 89 DEGREES 49 MINUTES 06 SECONDS WEST ALONG SAID SOUTH BOUNDARY OF TRACT K, 625.98 FEET TO THE EAST RIGHT OF WAY LINE OF EAST BOULEVARD; THENCE NORTH 00 DEGREES 20 MINUTES 54 SECONDS WEST ALONG SAID EAST RIGHT OF LINE, 15.00 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF HARTTS SUBDIVISION, FIRST ADDITION, RECORDED IN PLAT BOOK 90, PAGE 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 6, 145.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 20 MINUTES 54 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID LOT 6, AND THE EAST BOUNDARY OF LOT 1 OF HARTTS SUBDIVISION, RECORDED IN PLAT BOOK 89, PAGE 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, 132.50 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS EAST, 155.00 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 54 SECONDS WEST PARALLEL WITH THE EAST BOUNDARY OF SAID HARTTS SUBDIVISION, 500.12 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A PLATTED RIGHT OF WAY LINE LYING 15.00 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SECTION 10; THENCE SOUTH 89 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 333.04 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF SAID TRACT I OF SAID FLORIDA DEVELOPMENT COMPANY SUBDIVISION IN THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF PALMETTO STREET/HORSE SHOE CREEK ROAD, AS NOW IN USE, LESS AND EXCEPT RIGHTS OF WAY OF RECORD AND/OR IN USE.

PARCEL 17: (272710-730000-012000)

LOT 21 AND THE EAST 264 FEET OF LOT 20 IN THE NE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 226.0 FEET OF THE EAST 175.4 FEET OF SAID LOT 21.

AND

TRACT 28 IN THE NE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; LESS AND EXCEPT THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY CONVEYED TO POLK COUNTY IN O.R. BOOK 1234, PAGE 482, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL 18: (272710-730000-012200)

LOTS 22 AND 23 IN THE NE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

LESS AND EXCEPT

A PORTION OF TRACT 22 IN THE NE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 22; THENCE NORTH 89°43'39" EAST ALONG THE NORTH LINE OF SAID TRACT 22, A DISTANCE OF 223.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°16'21" EAST, 120.00 FEET; THENCE NORTH 89°43'39" EAST, 110.00 FEET; THENCE NORTH 00°16'21" WEST, 120.00 FEET TO SAID NORTH LINE OF TRACT 22; THENCE SOUTH 89°43'39" WEST ALONG SAID NORTH LINE OF TRACT 22, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.



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EXHIBIT 2

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION EXISTING DISTRICT BOUNDARY

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
34-26-27	0002.0002	JJM	5-14-2021	4 OF 5

LEGAL DESCRIPTION:

PARCEL 19: (272710-730000-020500, 272710-733500-006011)

TRACTS 5 AND 6 IN SE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE NORTH 25 FEET FOR ROAD RIGHT-OF-WAY.

AND

THE WEST 45 FEET OF BLOCK 6, AND THE WEST 45 FEET OF SYLVAN WAY, DRUID HILLS UNIT NUMBER ONE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL 20: (272703-713500-010232)

SOUTH 100 FEET OF WEST 84.74 FEET OF TRACT 23, SOUTH 15 FEET OF TRACT 25 AND SOUTH 15' OF E ¼ OF TRACT 26 AND W ¼ OF TRACT 26 AND SOUTH 15 FEET OF TRACT 27, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF AND RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

NOTE: SUBJECT TO AN EASEMENT TO FLORIDA POWER CO. FOR POWER LINE AS OF RECORD AND/OR IN USE.

CONTAINING 271.64 ACRES MORE OR LESS.



EXHIBIT 2

**NORTH POWER LINE ROAD CDD
LEGAL DESCRIPTION EXISTING DISTRICT BOUNDARY**

SEC TWP RGE
34-26-27

JOB NUMBER
0002.0002

DRAWN BY
JJM

DATE
5-14-2021

SHEET

5 OF 5

SECTION VIII

SECTION A

SECTION 1



MEMORANDUM

To: District Manager, District Engineer
From: District Counsel
Date: August 31, 2021
Subject: Wastewater Services and Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

We are writing to inform you of a new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s). The requirements relating to wastewater services are found in Section 4 of Chapter 2021-194, Laws of Florida, creating Section 403.9301, Florida Statutes, and the requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, creating Section 403.9302, Florida Statutes (attached hereto for reference).

A brief summary of the new law and its requirements is set forth below. Please feel free to contact us with any questions.

What is required?

The Office of Economic and Demographic Research (“OEDR”) is expected to promulgate additional details about the requirements of the needs analyses. However, certain general requirements are set forth in the new law.

For wastewater services, the needs analysis must include:

- a) A detailed description of the facilities used to provide wastewater services.
- b) The number of current and projected connections and residents served calculated in 5-year increments.
- c) The current and projected service area for wastewater services.
- d) The current and projected cost of providing wastewater services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

For stormwater management programs and stormwater management systems, the needs analysis must include:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served calculated in 5-year increments.



- c) The current and projected service area for the stormwater management program or stormwater management system.
- d) The current and projected cost of providing services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

When is the deadline?

For both wastewater and stormwater, the first analysis must be created by **June 30, 2022**, and the analysis must be updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

What steps should districts take?

District engineers and district managers should begin by evaluating what information is already available to the district, and what new information may need to be gathered. Each district should approve a work authorization for their district engineer to create the needs analysis report and should consider proposals for any outside consulting or evaluation that may be necessary, though in most cases we expect this will not be required. In order to provide ample time for completion of the necessary needs analysis reports, we recommend presenting these items for board consideration no later than the first quarter of 2022, or as soon thereafter as is practical. OEDR is anticipated to provide further guidelines for the reporting requirements, none of which we expect to be particularly burdensome, and which will likely include information readily available to districts' engineering and/or environmental professionals. Once we receive further guidance, we will supplement this informational memorandum.

CHAPTER 2021-194

Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 53

An act relating to public works; amending s. 255.0991, F.S.; revising a prohibition relating to any solicitation for construction services paid for with state appropriated funds; amending s. 255.0992, F.S.; revising the definition of the term “public works project”; prohibiting the state or any political subdivision that contracts for a public works project from taking specified action against certain persons that are engaged in a public works project or have submitted a bid for such a project; providing applicability; amending s. 403.928, F.S.; requiring the Office of Economic and Demographic Research to include an analysis of certain expenditures in its annual assessment; creating s. 403.9301, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide wastewater services to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; creating s. 403.9302, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide stormwater management to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; providing a determination and declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (2) of section 255.0991, Florida Statutes, is amended to read:

255.0991 Contracts for construction services; prohibited local government preferences.—

(2) For any a competitive solicitation for construction services paid for with any in which 50 percent or more of the cost will be paid from state-appropriated funds which have been appropriated at the time of the competitive solicitation, a state college, county, municipality, school district, or other political subdivision of the state may not use a local ordinance or regulation to prevent a certified, licensed, or registered contractor,

subcontractor, or material supplier or carrier, from participating in the bidding process that provides a preference based upon:

- (a) ~~The contractor's~~ Maintaining an office or place of business within a particular local jurisdiction;
- (b) ~~The contractor's~~ Hiring employees or subcontractors from within a particular local jurisdiction; or
- (c) ~~The contractor's~~ Prior payment of local taxes, assessments, or duties within a particular local jurisdiction.

Section 2. Paragraph (b) of subsection (1) and subsections (2) and (3) of section 255.0992, Florida Statutes, are amended to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(b) “Public works project” means an activity exceeding \$1 million in value that is of which 50 percent or more of the cost will be paid for with any from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)(a) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not take the following actions:

(a) Prevent a certified, licensed, or registered contractor, subcontractor, or material supplier or carrier, from participating in the bidding process based on the geographic location of the company headquarters or offices of the contractor, subcontractor, or material supplier or carrier submitting a bid on a public works project or the residences of employees of such contractor, subcontractor, or material supplier or carrier.

(b) Require that a contractor, subcontractor, or material supplier or carrier engaged in a public works such project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;
2. Provide employees a specified type, amount, or rate of employee benefits;
3. Control, limit, or expand staffing; or

4. Recruit, train, or hire employees from a designated, restricted, or single source.

~~(c)(b) The state or any political subdivision that contracts for a public works project may not~~ Prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work that who is qualified, licensed, or certified as required by state or local law to perform such work from receiving information about public works opportunities or from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.

(3) This section does not apply to the following:

(a) Contracts executed under chapter 337.

(b) A use authorized by s. 212.055(1) which is approved by a majority vote of the electorate of the county or by a charter amendment approved by a majority vote of the electorate of the county.

Section 3. Paragraph (e) is added to subsection (1) of section 403.928, Florida Statutes, to read:

403.928 Assessment of water resources and conservation lands.—The Office of Economic and Demographic Research shall conduct an annual assessment of Florida's water resources and conservation lands.

(1) WATER RESOURCES.—The assessment must include all of the following:

(e) Beginning with the assessment due January 1, 2022, an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure. As part of this analysis, the office shall periodically survey public and private utilities.

Section 4. Section 403.9301, Florida Statutes, is created to read:

403.9301 Wastewater services projections.—

(1) The Legislature intends for each county, municipality, or special district providing wastewater services to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Domestic wastewater" has the same meaning as provided in s. 367.021.

(b) "Facility" means any equipment, structure, or other property, including sewerage systems and treatment works, used to provide wastewater services.

(c) "Treatment works" has the same meaning as provided in s. 403.031(11).

(d) “Wastewater services” means service to a sewerage system, as defined in s. 403.031(9), or service to domestic wastewater treatment works.

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing wastewater services shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the facilities used to provide wastewater services.

(b) The number of current and projected connections and residents served calculated in 5-year increments.

(c) The current and projected service area for wastewater services.

(d) The current and projected cost of providing wastewater services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its service area is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 5. Section 403.9302, Florida Statutes, is created to read:

403.9302 Stormwater management projections.—

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) “Facility” means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) “Stormwater management program” has the same meaning as provided in s. 403.031(15).

(c) “Stormwater management system” has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.

(d) The current and projected cost of providing services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the

methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 6. The Legislature determines and declares that this act fulfills an important state interest.

Section 7. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.

SECTION C

SECTION 1

North Powerline Road Community Development District

Summary of Checks

July 21, 2021 to September 14, 2021

Bank	Date	Check No.'s		Amount
General Fund	7/21/21	167-176	\$	14,461.05
	7/26/21	177	\$	158.52
	7/30/21	178-180	\$	19,563.00
	8/6/21	181	\$	2,783.25
	8/11/21	182-183	\$	6,827.35
	8/18/21	184-190	\$	5,017.94
	8/20/21	191-194	\$	472,927.12
	8/30/21	195	\$	2,678.41
	9/1/21	196-197	\$	5,510.22
	9/2/21	198	\$	200.00
	9/7/21	199-200	\$	1,198.00
	9/9/21	201-202	\$	18,319.27
			\$	549,644.13

AP300R
 *** CHECK DATES 07/21/2021 - 09/14/2021 ***

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/15/21 PAGE 1
 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 #
7/21/21	00001	5/26/21 AR052620	202105 310-51300-11000	SUPERVISOR FEE 5/26/21	*	200.00	
		6/23/21 AR062320	202106 310-51300-11000	SUPERVISOR FEE 6/23/21	*	200.00	
							400.00 000167

7/21/21	00014	6/30/21 020722	202106 310-51300-31100	ENGINEER SERVICES JUNE 21	*	298.76	
							298.76 000168

7/21/21	00013	7/01/21 21403	202107 310-51300-32200	AUDIT FYE 09/30/2020	*	3,500.00	
							3,500.00 000169

7/21/21	00006	6/01/21 38	202106 310-51300-34000	MANAGEMENT FEES JUNE 21	*	2,916.67	
		6/01/21 38	202106 310-51300-35200	INFO TECHNOLOGY JUNE 21	*	75.00	
		6/01/21 38	202106 310-51300-31300	DISSEMINATION JUNE 21	*	416.67	
		6/01/21 38	202106 310-51300-51000	OFFICE SUPPLIES	*	2.92	
		6/01/21 38	202106 310-51300-42000	POSTAGE	*	36.50	
		6/01/21 38	202106 310-51300-42500	COPIES	*	3.30	
		7/01/21 39	202107 310-51300-34000	MANAGEMENT FEES JULY 21	*	2,916.67	
		7/01/21 39	202107 310-51300-35200	INFO TECHNOLOGY JULY 21	*	75.00	
		7/01/21 39	202107 310-51300-31300	DISSEMINATION JULY 21	*	416.67	
		7/01/21 39	202107 310-51300-51000	OFFICE SUPPLIES	*	2.77	
		7/01/21 39	202107 310-51300-42000	POSTAGE	*	13.42	
		7/01/21 39	202107 310-51300-42500	COPIES	*	6.90	
							6,882.49 000170

7/21/21	00007	6/30/21 123671	202105 310-51300-31500	GENERAL COUNSEL MAY 21	*	2,090.20	
							2,090.20 000171

7/21/21	00008	5/26/21 KC052620	202105 310-51300-11000	SUPERVISOR FEE 5/26/21	*	200.00	
							200.00 000172

NPRC NORTH POWER LI KCOSTA

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	9/15/21	PAGE	2
***	CHECK DATES	07/21/2021 - 09/14/2021		***	N POWERLINE RD - GENERAL									
		BANK A NORTH POWERLINE RD												
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...		VENDOR NAME		STATUS	AMOUNT	.....CHECK.....			
		DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS			AMOUNT	AMOUNT	#		
7/21/21	00009	5/26/21	LS052620	202105	310-51300	-11000		*	200.00					
			SUPERVISOR FEE	5/26/21										
		6/23/21	LS062320	202106	310-51300	-11000		*	200.00					
			SUPERVISOR FEE	6/23/21										
							LAUREN SCHWENK				400.00	000173		
7/21/21	00029	6/30/21	00039328	202106	310-51300	-48000		*	89.60					
			LEGAL SERVICES - JUNE 21											
							LOCALIQ				89.60	000174		
7/21/21	00028	5/26/21	PM052620	202105	310-51300	-11000		*	200.00					
			SUPERVISOR FEE	5/26/21										
		6/23/21	PM062320	202106	310-51300	-11000		*	200.00					
			SUPERVISOR FEE	6/23/21										
							PATRICK MARONE				400.00	000175		
7/21/21	00011	5/26/21	RH052620	202105	310-51300	-11000		*	200.00					
			SUPERVISOR FEE	5/26/21										
							RENNIE HEATH				200.00	000176		
7/26/21	00024	7/02/21	39600 75	202106	320-53800	-43000		*	158.52					
			1028 US HWY 17 92 N											
							DUKE ENERGY				158.52	000177		
7/30/21	00014	6/30/21	020720	202107	300-20700	-10000		*	2,950.00					
			FY21 SER20-1 FR#13											
		6/30/21	020726	202107	300-20700	-10000		*	4,139.00					
			FY21 SER20-1 FR#13											
							ABSOLUTE ENIGNEERING INC				7,089.00	000178		
7/30/21	00007	6/30/21	123673	202107	300-20700	-10000		*	210.00					
			FY21 SER20-1 FR#14											
							HOPPING GREEN & SAMS				210.00	000179		
7/30/21	00023	7/14/21	21254	202107	300-20700	-10000		*	12,264.00					
			FY21 SER20-1 FR#14											
							THE KEARNEY COMPANIES, LLC				12,264.00	000180		
8/06/21	00007	7/26/21	124026	202106	310-51300	-31500		*	2,783.25					
			GENERAL COUNSEL JUNE 21											
							HOPPING GREEN & SAMS				2,783.25	000181		
8/11/21	00031	6/01/21	33792	202108	300-20700	-10000		*	3,000.00					
			FY21 SER20-1 FR#15											
							MODICA & ASSOCIATES INC				3,000.00	000182		
							NPRC NORTH POWER LI KCOSTA							

NPRC NORTH POWER LI KCOSTA

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 9/15/21		PAGE 3	
*** CHECK DATES 07/21/2021 - 09/14/2021 ***		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 #
8/11/21	00030	7/29/21 001-21-3	202108 300-20700-10000		*	3,827.35	
		FY21 SER20-1 FR#15		ONSIGHT INDUSTRIES LLC			3,827.35 000183
8/18/21	00024	8/03/21 75506JUL	202107 320-53800-43000		*	82.39	
		1028 US HWY 17 92 N		DUKE ENERGY			82.39 000184
8/18/21	00006	8/01/21 40	202108 310-51300-34000		*	2,916.67	
		MANAGEMENT FEES AUGUST 21					
		8/01/21 40	202108 310-51300-35200		*	75.00	
		INFO TECHNOLOGY AUGUST 21					
		8/01/21 40	202108 310-51300-31300		*	416.67	
		DISSEMINATION AUGUST 21					
		8/01/21 40	202108 310-51300-51000		*	2.62	
		OFFICE SUPPLIES					
		8/01/21 40	202108 310-51300-42000		*	28.73	
		POSTAGE					
		8/01/21 40	202108 310-51300-42500		*	9.45	
		COPIES		GOVERNMENTAL MANAGEMENT SERVICES			3,449.14 000185
8/18/21	00032	8/05/21 124	202107 310-51300-31500		*	708.00	
		GENERAL COUNSEL - JULY 21		KE LAW GROUP, PLLC			708.00 000186
8/18/21	00009	7/28/21 LS072820	202107 310-51300-11000		*	200.00	
		SUPERVISOR FEE 7/28/21		LAUREN SCHWENK			200.00 000187
8/18/21	00029	7/31/21 00039852	202107 310-51300-48000		*	378.41	
		LEGAL SERVICES - JUL 21		LOCALIQ			378.41 000188
8/18/21	00028	7/28/21 PM072820	202107 310-51300-11000		*	200.00	
		SUPERVISOR FEE 7/28/21					
		7/28/21 PM072820	202107 310-51300-11000		V	200.00-	
		SUPERVISOR FEE 7/28/21		PATRICK MARONE			.00 000189
8/18/21	00011	7/28/21 RH072820	202107 310-51300-11000		*	200.00	
		SUPERVISOR FEE 7/28/21		RENNIE HEATH			200.00 000190
8/20/21	00033	8/06/21 PAYAPP1	202108 300-20700-10000		*	424,696.62	
		FY21 SER20-2 FR#1		AMERICAN EMPIRE BUILDERS INC			424,696.62 000191
NPRC NORTH POWER LI KCOSTA							

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	9/15/21	PAGE	4
*** CHECK DATES 07/21/2021 - 09/14/2021 ***														
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 #
8/20/21	00014	7/31/21 020763	202108 300-20700-10000		*	13,700.00		
		FY21 SER20-1 FR#16						
		7/31/21 020765	202108 300-20700-10000		*	887.50		
		FY21 SER20-1 FR#16						
							ABSOLUTE ENIGNEERING INC	14,587.50 000192
8/20/21	00007	7/26/21 124031	202108 300-20700-10000		*	676.00		
		FY21 SER20-1 FR#16						
							HOPPING GREEN & SAMS	676.00 000193
8/20/21	00025	7/29/21 11191	202108 300-20700-10000		*	32,967.00		
		FY21 SER20-1 FR#16						
							STEWART & ASSOCIATES PRPOERTY SVC	32,967.00 000194
8/30/21	00029	7/31/21 00039852	202107 310-51300-48000		*	2,678.41		
		NOT.PUB.HEAR/ASSESS-JUL21						
							LOCALIQ	2,678.41 000195
9/01/21	00014	5/31/21 020683B	202105 310-51300-49100		*	1,635.00		
		EXPANSION SERVICES MAY 21						
							ABSOLUTE ENIGNEERING INC	1,635.00 000196
9/01/21	00007	4/30/21 122964	202104 310-51300-49100		*	1,808.22		
		BOUNDARY AMENDMENT APR 21						
		6/30/21 123674	202105 310-51300-49100		*	2,067.00		
		BOUNDARY AMENDMENT MAY 21						
							HOPPING GREEN & SAMS	3,875.22 000197
9/02/21	00028	7/28/21 PM072820	202107 310-51300-11000		*	200.00		
		SUPERVISOR FEE 7/28/21						
							PATRICK MARONE	200.00 000198
9/07/21	00007	8/27/21 124830	202107 310-51300-31500		*	548.00		
		GENERAL COUNSEL JULY 21						
							HOPPING GREEN & SAMS	548.00 000199
9/07/21	00034	8/19/21 4324	202108 320-53800-46200		*	650.00		
		LANDSCAPE MAINT - AUG 21						
							PRINCE & SONS INC.	650.00 000200
9/09/21	00035	8/16/21 993	202109 300-20700-10000		*	3,000.00		
		FY21 SER20-2 FR#2						
							CH DEV LLC	3,000.00 000201
9/09/21	00024	11/12/20 F3859751	202109 300-20700-10000		*	15,319.27		
		FY21 SER20-2 FR#3						
							DUKE ENERGY	15,319.27 000202
							TOTAL FOR BANK A	549,644.13

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						549,644.13	

NPRC NORTH POWER LI KCOSTA

SECTION 2

North Powerline Road
Community Development District

Unaudited Financial Reporting
August 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
August 31, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash</u>				
Operating Account	\$ 57,717	\$ -	\$ -	\$ 57,717
<u>Investments</u>				
Series 2020				
Reserve	\$ -	\$ 713,800	\$ -	\$ 713,800
Revenue	\$ -	\$ 116,706	\$ -	\$ 116,706
Interest	\$ -	\$ 4	\$ -	\$ 4
Due from Developer	\$ -	\$ -	\$ 3,000	\$ 3,000
Due from General Fund	\$ -	\$ -	\$ 1,000	\$ 1,000
Total Assets	\$ 57,717	\$ 830,511	\$ 4,000	\$ 892,228
Liabilities:				
Accounts Payable	\$ 7,492	\$ -	\$ -	\$ 7,492
Contracts Payable	\$ -	\$ -	\$ 3,000	\$ 3,000
Retainage Payable	\$ -	\$ -	\$ 254,477	\$ 254,477
Due to Capital Projects	\$ 1,000	\$ -	\$ -	\$ 1,000
Total Liabilities	\$ 8,492	\$ -	\$ 257,477	\$ 265,969
Fund Balances:				
Unassigned	\$ 49,225	\$ -	\$ -	\$ 49,225
Reserved For Debt Service	\$ -	\$ 830,511	\$ -	\$ 830,511
Reserved For Capital Projects	\$ -	\$ -	\$ (253,477)	\$ (253,477)
Total Fund Balances	\$ 49,225	\$ 830,511	\$ (253,477)	\$ 626,258
Total Liabilities & Fund Balance	\$ 57,717	\$ 830,511	\$ 4,000	\$ 892,228

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Revenues				
Assessments - Lot Closings	\$ -	\$ -	\$ 68,978	\$ 68,978
Developer Contributions	\$ 202,365	\$ 65,381	\$ 65,381	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 21,512	\$ 21,512
Interest	\$ -	\$ -	\$ 5	\$ 5
Total Revenues	\$ 202,365	\$ 65,381	\$ 155,875	\$ 90,494
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 5,400	\$ 5,600
Engineering	\$ 20,000	\$ 18,333	\$ 3,562	\$ 14,772
Attorney	\$ 25,000	\$ 22,917	\$ 26,122	\$ (3,205)
Annual Audit	\$ 3,000	\$ 4,500	\$ 4,500	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Dissemination	\$ 5,000	\$ 3,562	\$ 3,562	\$ -
Arbitrage	\$ 650	\$ 650	\$ -	\$ 650
Trustee Fees	\$ 3,550	\$ 3,550	\$ -	\$ 3,550
Management Fees	\$ 35,000	\$ 32,083	\$ 32,083	\$ (0)
Information Technology	\$ 2,100	\$ 1,925	\$ 825	\$ 1,100
Telephone	\$ 250	\$ 229	\$ 20	\$ 209
Postage & Delivery	\$ 850	\$ 779	\$ 136	\$ 644
Insurance	\$ 5,638	\$ 5,638	\$ 5,381	\$ 257
Printing & Binding	\$ 1,000	\$ 917	\$ 60	\$ 857
Legal Advertising	\$ 10,000	\$ 10,000	\$ 10,779	\$ (779)
Other Current Charges	\$ 1,000	\$ 917	\$ 1,015	\$ (98)
Boundary Amendment Expenses	\$ -	\$ -	\$ 18,626	\$ (18,626)
Office Supplies	\$ 500	\$ 458	\$ 27	\$ 431
Travel Per Diem	\$ 550	\$ 504	\$ -	\$ 504
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 131,263	\$ 123,137	\$ 112,273	\$ 10,864
Operations & Maintenance				
Field Services				
Property Insurance	\$ 5,000	\$ -	\$ -	\$ -
Field Management	\$ 11,250	\$ 10,000	\$ -	\$ 10,000
Landscape Maintenance	\$ 20,970	\$ 18,640	\$ 650	\$ 17,990
Landscape Replacement	\$ 3,750	\$ 3,333	\$ -	\$ 3,333
Streetlights	\$ 13,860	\$ 12,320	\$ -	\$ 12,320
Electric	\$ 1,980	\$ 1,760	\$ 380	\$ 1,380
Water & Sewer	\$ 792	\$ 704	\$ -	\$ 704
Sidewalk & Asphalt Maintenance	\$ 375	\$ 333	\$ -	\$ 333
Irrigation Repairs	\$ 3,750	\$ 3,333	\$ -	\$ 3,333
General Repairs & Maintenance	\$ 3,750	\$ 3,333	\$ -	\$ 3,333
Contingency	\$ 5,625	\$ 5,000	\$ -	\$ 5,000
Total Operations & Maintenance	\$ 71,102	\$ 58,757	\$ 1,030	\$ 57,727
Total Expenditures	\$ 202,365	\$ 181,895	\$ 113,303	\$ 68,591
Excess Revenues (Expenditures)	\$ -		\$ 42,572	
Fund Balance - Beginning	\$ -		\$ 6,653	
Fund Balance - Ending	\$ -		\$ 49,225	

North Powerline Road

Community Development District

Series 2020 Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2021

	Adopted Budget	Prorated Budget Thru 08/31/21	Actual Thru 08/31/21	Variance
Revenues				
Assessments - Direct Bill	\$ 232,922	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 116,705	\$ 116,705
Interest	\$ -	\$ -	\$ 33	\$ 33
Total Revenues	\$ 232,922	\$ -	\$ 116,737	\$ 116,737
Expenditures:				
Series 2020				
Interest Payment - 5/1	\$ 177,279	\$ 177,279	\$ 177,279	\$ -
Total Expenditures	\$ 177,279	\$ 177,279	\$ 177,279	\$ -
Other Financing Sources/(Uses)				
Bond Proceeds	\$ 891,079	\$ 891,079	\$ 891,079	\$ -
Transfer In/(Out)	\$ -	\$ -	\$ (27)	\$ (27)
Total Other Financing Sources (Uses)	\$ 891,079	\$ 891,079	\$ 891,052	\$ (27)
Excess Revenues (Expenditures)	\$ 946,722		\$ 830,511	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 946,722		\$ 830,511	

North Powerline Road

Community Development District

Series 2020 Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 907,340	\$ 907,340
Interest	\$ -	\$ -	\$ 140	\$ 140
Total Revenues	\$ -	\$ -	\$ 907,481	\$ 907,481
Expenditures:				
<i>General & Administrative:</i>				
Developer Advance Repayment	\$ -	\$ -	\$ 319,412	\$ (319,412)
Capital Outlay - Phase 1	\$ -	\$ -	\$ 3,841,821	\$ (3,841,821)
Capital Outlay - Phase 2	\$ -	\$ -	\$ 6,007,277	\$ (6,007,277)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 456,925	\$ (456,925)
Total Expenditures	\$ -	\$ -	\$ 10,625,434	\$ (10,625,434)
<u>Other Financing Sources/(Uses)</u>				
Bond Proceeds	\$ -	\$ -	\$ 11,793,921	\$ 11,793,921
Bond Premium	\$ -	\$ -	\$ 98,875	\$ 98,875
Transfer In/(Out)	\$ -	\$ -	\$ 27	\$ 27
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 11,892,822	\$ 11,892,822
Excess Revenues (Expenditures)	\$ -		\$ 2,174,869	
Fund Balance - Beginning	\$ -		\$ (2,428,346)	
Fund Balance - Ending	\$ -		\$ (253,477)	

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	\$ 36,327	\$ -	\$ -	\$ -	\$ 68,978
Developer Contributions	\$ 25,381	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 65,381
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,512	\$ -	\$ -	\$ 21,512
Interest	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 2	\$ -	\$ 5
Total Revenues	\$ 25,381	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20,000	\$ 0	\$ 32,651	\$ 36,328	\$ 41,512	\$ 2	\$ -	\$ 155,875
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 1,800	\$ 1,000	\$ 600	\$ 600	\$ -	\$ -	\$ 5,400
Engineering	\$ 855	\$ -	\$ 606	\$ 235	\$ 118	\$ -	\$ 1,215	\$ 235	\$ 299	\$ -	\$ -	\$ -	\$ 3,562
Attorney	\$ 1,205	\$ 2,713	\$ 4,535	\$ 1,502	\$ 2,475	\$ 2,940	\$ 4,623	\$ 2,090	\$ 2,783	\$ 1,256	\$ -	\$ -	\$ 26,122
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 3,500	\$ -	\$ -	\$ 4,500
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ 228	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ 3,562
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ 32,083
Information Technology	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ -	\$ 825
Telephone	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20
Postage & Delivery	\$ 21	\$ 4	\$ 1	\$ 2	\$ 1	\$ 8	\$ -	\$ 20	\$ 37	\$ 13	\$ 29	\$ -	\$ 136
Insurance	\$ 5,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,381
Printing & Binding	\$ 2	\$ 2	\$ 5	\$ 11	\$ -	\$ 6	\$ -	\$ 16	\$ 3	\$ 7	\$ 9	\$ -	\$ 60
Legal Advertising	\$ 1,544	\$ 435	\$ 435	\$ 508	\$ 1,240	\$ 977	\$ 2,060	\$ 435	\$ 90	\$ 3,057	\$ -	\$ -	\$ 10,779
Other Current Charges	\$ -	\$ 265	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 30	\$ 38	\$ 39	\$ 41	\$ -	\$ 1,015
Boundary Amendment Expenses	\$ 1,429	\$ 8,916	\$ 1,191	\$ 335	\$ -	\$ 661	\$ 1,808	\$ 3,702	\$ 558	\$ 27	\$ -	\$ -	\$ 18,626
Office Supplies	\$ 3	\$ 3	\$ 3	\$ 3	\$ 0	\$ 3	\$ -	\$ 5	\$ 3	\$ 3	\$ 3	\$ -	\$ 27
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 14,426	\$ 15,329	\$ 10,715	\$ 6,123	\$ 7,361	\$ 8,123	\$ 15,034	\$ 10,943	\$ 8,819	\$ 11,910	\$ 3,490	\$ -	\$ 112,273
Operations & Maintenance													
Field Services													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650	\$ -	\$ 650
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70	\$ 70	\$ 159	\$ 82	\$ -	\$ -	\$ 380
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70	\$ 70	\$ 159	\$ 82	\$ 650	\$ -	\$ 1,030
Total Expenditures	\$ 14,426	\$ 15,329	\$ 10,715	\$ 6,123	\$ 7,361	\$ 8,123	\$ 15,104	\$ 11,013	\$ 8,977	\$ 11,992	\$ 4,140	\$ -	\$ 113,303
Excess Revenues (Expenditures)	\$ 10,956	\$ (15,329)	\$ (10,715)	\$ (6,123)	\$ (7,361)	\$ 11,877	\$ (15,104)	\$ 21,638	\$ 27,351	\$ 29,520	\$ (4,138)	\$ -	\$ 42,572

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

Requisition	Payee/Vendor	Amount
55	CH Dev, LLC	\$ 3,000.00
56	Duke Energy	\$ 21,684.31
57	Tucker Paving, Inc.	\$ 543,093.42
58	Ferguson Waterworks	\$ 31,643.70
59	Onsight Industries, LLC	\$ 3,834.61
60	CH Dev, LLC	\$ 3,000.00
61	Hopping, Green & Sams	\$ 48.00
62	Absolute Engineering, Inc.	\$ 47,508.24
63	American Empire Builders, Inc.	\$ 81,304.48
	TOTAL	\$ 735,116.76

SECTION 4

ENTERED

By mantes at 3:47:07 PM, 4/5/2021

**North Powerline Road
Community Development District**Series 2020-1 FY21 Funding Request #6
March 12, 2021

Bill to: JMBI Real Estate, LLC

Payee		General Fund FY2021	
1	Atlantic TNG Change Order # 13 - Invoice # 134446	\$	300.00
2	Ferguson Waterworks Change Order # 13 - Invoice #'s 1875895, 1878431 & 1879050	\$	10,389.13
3	JMBI Real Estate LLC Invoice # 881 - Construction Management for 2/16/21 - 2/28/21	\$	3,000.00
4	Raysor Transportatin Consulting Invoice # 1-489016 - Traffic Engineering Services	\$	1,000.00
5	The Kearney Companies LLC Payment Request # 8	\$	88,124.32
6	Hopping Green & Sams <i>Paid in REQ 19 credit back acct</i> Invoice # 118782 - Phase 2/3 Construction for October 2020	\$	2,027.46

Total: \$ ~~104,840.91~~

\$101,840.91

99,313.45

Please make check payable to:

North Powerline Road Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

The undersigned hereby further certifies that the Invoices listed are costs of the Series 2020-1 project which have not previously been paid.


Responsible Officer

**North Powerline Road
Community Development District**

Series 2020-1 FY21 Funding Request #7
June 2, 2021

Bill to: JMBl Real Estate, LLC

Payee

Series 2020-1 Capital Projects Fund

1	The Kearney Companies LLC Payment Request # 10 from 3/31/21-4/30/21 (Partial pymt)	\$	233,995.34
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Total:	\$	233,995.34
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Please make check payable to:

North Powerline Road Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020-1 project which have not previously been paid.


Responsible Officer

**North Powerline Road
Community Development District**

Series 2020-1 FY21 Funding Request #8
June 3, 2021

Bill to: JMBI Real Estate, LLC

Payee

Series 2020-1 Capital Projects Fund

1	Duke Energy Invoice # F3797592901 - Customer Contribution	\$	3,855.31
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Total:	\$	3,855.31
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Please make check payable to:

North Powerline Road Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020-1 project which have not previously been paid.


Responsible Officer

**North Powerline Road
Community Development District**

Series 2020-1 FY21 Funding Request #9
June 8, 2021

Bill to: JMBI Real Estate, LLC

Payee

Series 2020-1 Capital Projects Fund

1	Absolute Engineering Inc		
	Invoice # 020684 - Construction Staking for May 2021	\$	2,116.91
	Invoice # 020682 - Design & Permit 17-92 Access Turn Lanes	\$	2,500.00

Total:	\$	4,616.91
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Please make check payable to:

North Powerline Road Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

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Responsible Officer

**North Powerline Road
Community Development District**

Series 2020-1 FY21 Funding Request #10
June 9, 2021

Bill to: JMBI Real Estate, LLC

Payee		Series 2020-1 Capital Projects Fund	
1	Stewart & Associates Property Services Invoice #11174 - Pay Application #1	\$	17,500.00

Total: \$ 17,500.00

Please make check payable to:

North Powerline Road Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020-1 project which have not previously been paid.


Responsible Officer

**North Powerline Road
Community Development District**

Series 2020-1 FY21 Funding Request #11
June 14, 2021

Bill to: JMBI Real Estate, LLC

Payee

Series 2020-1 Capital Projects Fund


1	HUB International Midwest West Invoice # 2301534 - New Business Premium	\$	18,867.00
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Total: \$ 18,867.00

Please make check payable to:

North Powerline Road Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020-1 project which have not previously been paid.


Responsible Officer

**North Powerline Road
Community Development District**

Series 2020-1 FY21 Funding Request #12
July 8, 2021

Bill to: JMBI Real Estate, LLC


Payee		Series 2020-1 Capital Projects Fund	
1	Stewart & Associates Property Services Inc Invoice #11187 - Pay Application # 2	\$	25,375.00
	Bank Maintenance Fee	\$	1,000.00

Total: \$ 26,375.00

Please make check payable to:

North Powerline Road Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020-1 project which have not previously been paid.


Responsible Officer

**North Powerline Road
Community Development District**

Series 2020-1 FY21 Funding Request #13
July 16, 2021

Bill to: JMBI Real Estate, LLC

Payee

Series 2020-1 Capital Projects Fund

1	Absolute Engineering, Inc.		
	Invoice # 020726 - Construction Staking & FEMA LOMR	\$	4,139.00
	Invoice # 020720 - FDOT Access Turn Lane Design & Drainage Permitting	\$	2,950.00

Total:	\$	7,089.00
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Please make check payable to:

North Powerline Road Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

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Responsible Officer

**North Powerline Road
Community Development District**

**Series 2020-1 FY21 Funding Request #14
July 21, 2021**

Bill to: JMBI Real Estate, LLC

Payee		Series 2020-1 Capital Projects Fund	
1	Hopping Green & Sams Invoice # 123673 - Bridge Construction for May 2021	\$	210.00
2	The Kearney Companies LLC Invoice # 21254 - Retaining Wall and permitting	\$	12,264.00

Total: \$ 12,474.00

Please make check payable to:

North Powerline Road Community Development District
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Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020-1 project which have not previously been paid.


Responsible Officer

**North Powerline Road
Community Development District**

**Series 2020-1 FY21 Funding Request #15
August 3, 2021**

Bill to: JMBI Real Estate, LLC

	Payee		Series 2020-1 Capital Projects Fund
1	Modica & Associates Inc Invoice # 33792 - Alum Sulfate Treatment	\$	3,000.00
2	Onsight Industries LLC Invoice # 001-21-300809D - Mailbox Installation	\$	3,827.35

Total: \$ 6,827.35

Please make check payable to:

North Powerline Road Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

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Responsible Officer