

*North Powerline Road
Community Development District*

Meeting Agenda

March 16, 2022

AGENDA

North Powerline Road

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

March 9, 2022

**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, March 16, 2022 at 1:30 PM at 346 East Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/89990193828>

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

Meeting ID: 899 9019 3828

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 February 23, 2022 Board of Supervisors Meeting
4. Consideration of Series 2022 Developer Agreements (Phase 3) (*to be provided under separate cover*)
 - A. True-Up Agreement
 - B. Collateral Assignment Agreement
 - C. Completion Agreement
 - D. Acquisition Agreement
 - E. Declaration of Consent
5. Consideration of Resolution 2022-08 Supplemental Assessment Resolution (*to be provided under separate cover*)
6. Consideration of Resolution 2022-09 Authorizing the Use of Electronic Documents and Signatures
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Pond Contract Amendment for Phase 2 from Aquagenix
 - ii. Consideration of Proposal for Janitorial Services (*to be provided under separate cover*)
 - iii. Consideration of Proposal for Pest Maintenance Services (*to be provided under separate cover*)

¹ Comments will be limited to three (3) minutes

- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
- 8. Other Business
- 9. Supervisors Requests and Audience Comments
- 10. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the North Powerline Road Community Development District was held on Wednesday, **February 23, 2022** at 1:00 p.m. at 346 East Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Patrick Marone	Assistant Secretary
Kevin Chinoy	Assistant Secretary

Also present were:

Jill Burns	District Manager/GMS
Roy Van Wyk	KE Law
Ashton Bligh <i>by Zoom</i>	Greenberg Traurig
Bob Gang <i>by Zoom</i>	Greenberg Traurig
Heather Wertz <i>by Zoom</i>	District Engineer/Absolute Engineering

The following is a summary of the discussions and actions taken at the February 23, 2022 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 or in person. There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the January 19, 2022 Board of Supervisors Meeting

Ms. Burns presented the January 19, 2022 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Minutes of the January 19, 2022 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels

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

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Opening the Public Hearing, was approved.
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i. Presentation of Third Amended and Restated Engineer's Report Dated February 2022

Ms. Wertz presented the amended Engineer's report. She noted that the report is dated February 5, 2022 and amends the acreage of the third boundary amendment from 157.87 to 154.43. She noted it was modified to exclude the Blanton Out that was retained by the owner, and that was the only change to the report since it was previously presented. Mr. Van Wyk noted that they are working on the change in the legal description of Parcel 31 that was overly inclusive. They are in the process of correcting that legal description with the county, and they are waiting for a date for the hearing.

Mr. Wertz noted that the District will contain 1,868 single family lots and the cost for the infrastructure construction is \$56,851,293.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Third Amended and Restated Engineer's Report Dated February 2022, was approved.
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ii. Presentation of Amended and Restated Master Assessment Methodology

Ms. Burns presented the amended methodology. She noted that the Series 2020 bonds remain unchanged by the report. The methodology was amended to include the boundary amendment parcels as Ms. Wertz noted in her report. Table 1 shows the development program of 1,868 units in the community. The lot types include 20' lots which are a townhome product type, 40' lots, 50' lots, 55' lots, 65' lots, and 80' lots. Table 2 shows the cost estimate of \$56,851,293. Table 3 shows a bond sizing of \$73 million. Table 4 shows the improvement cost per unit for each product type. Table 5 shows the par debt per unit; 20' lots are \$24,186, 40' lots are \$48,372, 50' lots are \$60,466, 55' and 65' lots are \$66,512, and 80' lots are \$96,745. Table 6 breaks down the net and gross annual debt assessments per unit. It is \$1,757 for the 20', \$3,514 for the 40', \$4,393 for the 50', \$4,832 for the 55' and 65', and \$7,028 for the 80' lots. Table 7 shows the preliminary assessment roll and includes the platted lots that were already in the first bond issuance as well as the unplatted lands, it also includes the legal description that was updated in the engineer's report.

Mr. Van Wyk asked Ms. Burns if it was still her opinion that the assessments are fairly and reasonably apportioned across the acreage within the District, and Ms. Burns answered yes. Mr. Van Wyk asked if it was her opinion that the benefit received is equal to or exceeds the amount of assessment placed on the parcels by the methodology, and Ms. Burns answered yes. Mr. Van Wyk noted that the assessments are on a per acreage basis with an estimate of the unit counts within each parcel, so to the extent that the number of units changes or is modified in any way in a parcel, that these assessments are being placed on a per acre basis and would be adjusted at the time of the approval of a Supplemental Assessment Resolution for each of the parcels that are described in the boundary amendment change. Ms. Burns confirmed that information is correct.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Amended and Restated Master Assessment Methodology, was approved.

iii. Consideration of Resolution 2022-04 Levying Special Assessments on Boundary Amendment Parcels

Ms. Burns reviewed Resolution 2022-04. She noted that the resolution contains several findings including that the assessments are fairly and reasonably apportioned. It adopts the Engineer's report and methodology that the Board approved. The Board had no questions on the resolution.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Resolution 2022-04 Levying Special Assessments on Boundary Amendment Parcels, was approved.

iv. Consideration of Fourth Amended and Restated Notice of Special Assessments

Ms. Burns noted that this will include the lien on the boundary amendment parcels. She asked for authorization for counsel to record.

On MOTION by Mr. Chinoy seconded by Mr. Heath, with all in favor, the Fourth Amended and Restated Notice of Special Assessments and Authorization for Counsel to Record the Notice, was approved.

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

B. Public Hearing on the District's Use of the Uniform Method of Levying, Collection & Enforcement of Non-Ad Valorem Assessments on Boundary Amendment Parcels

Ms. Burns asked for a motion to open the public hearing. She noted that this public hearing was advertised in the paper.

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

i. Consideration of Resolution 2022-05 Expressing the District's Intent to Utilize the Uniform Method of Collection on Boundary Amendment Parcels

Ms. Burns noted that Resolution 2022-05 allows them to use the Polk County tax collector's office to collect their assessments when they are ready to do so.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Resolution 2022-05 Expressing the District's Intent to Utilize the Uniform Method of Collection on Boundary Amendment Parcels, was approved.

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

FIFTH ORDER OF BUSINESS**Presentation of Engineer's Report –
ADDED**

Ms. Wertz presented the Engineer's Report dated February 23, 2022. She noted that the report was updated to adjust the number of units per phase, specifically Phase 3 was modified from 206 down to 162 units, which is 44 less units. Phase 4 added one unit and went from 307 to 308. The total number of units is 1,825. The cost for the 1,825 lots remains \$56,851,293.

Mr. Van Wyk asked Ms. Wertz if there was any reason that they couldn't construct the improvements as outline in the report, Ms. Wertz answered no. Mr. Van Wyk asked if the numbers are good based on her experience with that number of units and that location, and Ms. Wertz answered yes.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Engineer's Report dated February 23, 2022, was approved.

SIXTH ORDER OF BUSINESS**Presentation and Approval of
Supplemental Assessment Methodology
for AA2**

Ms. Burns reviewed the methodology for AA2. She noted that this report allocates debt to properties based on the benefits they receive from the Capital Improvement Plan that Ms. Wertz reviewed in her Engineer's report. This incorporates the changes to the unit counts and outlines an estimated bond sizing by FMS. Table 1 shows the total for the assessment area of 470 units; 162 in Phase 3, 300 townhome units in Phase 4, and 8 single family units in Phase 4. Table 2 shows the Phase 3 and Phase 4 costs for a total of \$12,525,000. Table 3 shows a bond sizing of \$8,130,000. Table 4 shows the improvement cost per unit for each three product types. Table 5 shows the par debt per unit; Phase 3 single family units is \$22,653, Phase 4 townhome lots is \$14,263, and Phase 4 single family units is \$22,653. Table 6 shows the net and gross annual debt assessment per unit. The net annual debt assessment for the Phase 3 single family and Phase 4 single family are both \$1,350 and the townhomes are \$850. Table 7 shows the preliminary assessment roll, there are two property owners in the assessment area, CH Dev., and GLK Real Estate. The Board had no questions on the methodology.

Mr. Van Wyk asked for confirmation that they are placing assessment on a per acre basis rather than a unit count. The lien is being placed on a per acreage basis until such time that the number of units is determined, and Ms. Burns confirmed that is correct. Mr. Van Wyk asked if this

Supplemental Assessment Methodology was consistent with the original report, and Ms. Burns confirmed that is correct. Mr. Van Wyk noted that the only change would be the unit counts, and Ms. Burns answered yes, at the time of plat. Mr. Van Wyk asked if it was still her opinion that these assessments are fairly and reasonably apportioned across the acreage in the District. Ms. Burns answered yes. Mr. Van Wyk asked if the benefit is still equal to or greater than the assessment amount imposed upon the parcels by the assessment, and Ms. Burns answered yes, it is.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Supplemental Assessment Methodology for AA2, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-06 Delegation Resolution

Ms. Bligh noted that this is the supplemental resolution that was contemplated when the Board adopted the original resolution back in 2018. This delegation resolution includes exhibit to certain documents. It is to sell one series of bonds in a not to exceed amount of \$9,315,000. The District has determined at this time to issue its bonds with the primary purpose of providing funds to develop Phases 3 and 4 which are described in Schedule 1 attached to the resolution. The exhibits attached include a Second Supplemental Indenture, Bond Purchase Contract, Preliminary Limited Offering Memorandum, Rule 15c212 Certificate, and a Continuing Disclosure Agreement.

Ms. Bligh noted that under Section 4 Florida law requires certain findings so you do not have to do a public offering. Section 5 includes the parameters for the bonds. Any optional redemption for the bonds will be determined at pricing. The aggregate principal amount of the bonds shall not exceed the \$9,315,000. The series bonds will have a final maturity not later than the maximum term allowed by Florida law which is 30 years of amortization. The price at which the bonds will be sold to the underwriter shall not be less than 98% of the aggregate amount of the bonds.

Mr. Van Wyk stated that Schedule 1 is consistent with the most recently discussed Engineer's report. He noted that the Phase 3 lands now show 162 lots as opposed to what was discussed earlier in the agenda. This is consistent with the Supplemental Assessment Methodology

and the Engineer's report that was amended to reflect the change in the lot counts as a result of the reduction in acreage within the District.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Resolution 2022-06 Delegation Resolution, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Letter from FMS Bonds for Underwriter Services

Ms. Burns noted this was for the coming up bond issuance. The Board had no questions on the engagement letter from FMS.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Letter from FMS Bonds for Underwriter Services, was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2022-07 Setting a Public Hearing on the Adoption of Amenity Policies and Rates

Ms. Burns suggested holding the public hearing on April 20, 2022 at 1:00 p.m. which is their regular monthly meeting date for April. She noted they did not have enough time to advertise for the March meeting. She stated that the facility will open on March 14, 2022. The only rate included in the resolution is the non-resident user fee and replacement card fees.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Resolution 2022-07 Setting a Public Hearing on the Adoption of Amenity Policies and Rates for April 20, 2022 at 1:00 p.m., was approved.

TENTH ORDER OF BUSINESS

Consideration of Conveyance Documents for Horse Creek Phase 1 and Phase 2

Mr. Van Wyk stated that they are asking the Board to consider accepting the common areas for Phase 1 and Phase 2. The sample deed in the agenda shows the tracts they are considering, Tracts B1, B2, B3, C1, C2, C3, C4, along with lot 83. Lot 83 was platted and he believes it will be part of a right of way in the future. The District will take that portion of lot 83 now so they can

convey it later on or create a road through that lot in the future. They received confirmation from the developer that everything is ready to be turned over.

Mr. Van Wyk asked the Board to approve the conveyance document subject to final receipt of title letter from Developer's Counsel.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, the Conveyance Documents for Horse Creek Phase 1 and Phase 2, was approved subject to receipt of Title Letter from Developer's Counsel.

ELEVENTH ORDER OF BUSINESS

Consideration of Equipment Lease/Purchase Agreement for Playground Equipment *(to be provided under separate cover)*

The Board tabled this item to the next meeting.

TWELTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk noted he had nothing further to report.

B. Engineer

Ms. Wertz had nothing further to report.

C. Field Manager's Report

Ms. Burns presented the field manager's report to the Board.

i. Consideration of Proposal for Security System at Amenity

Ms. Burns presented the proposal for the security system at the amenity for 5 cameras totaling \$5,900.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Proposal for Five Security Cameras, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns reviewed the check register. The Board had no questions.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that these were included in the packet and no action was needed.

iii. Discussion Regarding Insurance on Bridge

Ms. Burns noted that as they convey the common areas they add the fencing, wells, pumps for irrigation. She stated that they don't usually insure roadways in the community but bridges are generally insured. Board discussion ensued on the amount they will insure, and they decided to get insurance coverage for \$500,000.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, Approving the Quote for Bridge Insurance for \$500,000 in Coverage, was approved.

THIRTEENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

*A-E will be
provided under
separate cover.*

SECTION V

*Item will be
provided under
separate cover.*

SECTION VI

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; PROVIDING FOR SEVERABILITY AND 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, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, *Florida Statutes* authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce through the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES. Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS. All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District's operations.

SECTION 4. CONTROLS PROCESSES AND PROCEDURES. The District Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

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 take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 16th day of March, 2022.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION VII

SECTION C

North Powerline Road CDD

Field Management Report



March 03rd, 2022

Clayton Smith

Field Services Manager

GMS

Complete

Amenity Review



Amenity
Opening 3/14/2022.



Worked with
vendor to address
some issues with
keycard system.



Janitorial started
on a month-to-month
basis.



Scheduled odds
and end items to prep
for opening: Temp
trash cans, entry
signs, Pond wildlife
signs, minor
maintenance, second
lift battery, mushroom



Complete

Landscape Review and General Maint



Monitoring plants that were damaged by the cold.



Coordinating with landscaper for replacement proposal after plants flush out in spring. Early replacement risks losing new plants to another cold weather front



Complete

Landscape Review and General Maint



Algae bloom in front entry pond was treated and being monitored.



Proposal for ponds



In Progress

Amenity odds and ends



Pending:
Permanent garbage
cans



Tables pending



Site Items

Trees



Consideration and options for trimming oaks along pool to reduce maintenance.



Bridge and Sod



Bridge area progress



Sod



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith

SECTION 1

Aquagenix

A DCS Company



Welcome to Aquagenix a DeAngelo Contracting Services Family. Let's take an opportunity to tell you about Aquagenix and what we offer. The programs Aquagenix has designed for your waterways has one goal: To promote an environmentally balanced aquatic ecosystem, using cost effective methods that results in well maintain water quality, clarity, and provides our customers with an environmental and recreational asset.

Benefits of Aquagenix Programs are:

- * Management of aquatic littoral and other native planting and sanctuary areas, which aids in the management of nutrient loading of the water body and creates native areas for wildlife.
- * Management of algae and undesirable water weeds along the shoreline, floating on the surface or submersed under the water.
- * Management of border grass and weeds from the toe of the bank to the water's edge
- * Water analysis for Dissolved Oxygen (DO), pH and Temperature when we treat
- * Post Treatment Reports providing details of work we performed.

Additional service available from Aquagenix:

- * Wetland planting, restoration, and maintenance
- * Installation of Decorative Fountains and Aeration Systems
- * Servicing Fountain and Aeration Systems
- * Blue Dye / Water Clarity Treatment
- * Turbidity Curtains and Weed Barriers
- * Waterway and Wetland Consulting
- * The creation of littoral and other native planting and sanctuary areas.
- * Permit processing for stocking of Triploid Grass Carp
- * Stocking of Game fish and Triploid Grass Carp
- * Comprehensive water testing

Advantages of doing business with Aquagenix under DCS:

- * Ten million dollars of insurance coverage, with pollution coverage, to protect you and your organization.
- * Quick response to customer calls.
- * Boats, skiffs, and four-wheel drive maintenance vehicles with appropriate systems to complete the job.
- * Where required, monthly management service reports for use in meetings and submission to government agencies.
- * Educational presentations to interested groups.
- * Our field crews are in uniforms with our company name embroidered identification.
- * Our trucks, boats and spray vehicles are clearly identified with our name, seal, and telephone numbers.

The following is an agreement covering the services DCS d.b.a. Aquagenix will complete for the various bodies of water on your property, a copy of all necessary documents as required and an information sheet detailing your waterways Aquagenix will be treating. If, at any time, you are not fully satisfied with our service there is a cancellation clause included in the agreement.

Please sign the below agreement and return this to our office for immediate scheduling of service. We look forward to the opportunity of serving you.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'Mark DeAngelo'.

The team at Aquagenix, Orlando

ORLANDO BRANCH OFFICE

1408 Hamlin Ave., Suite C | St Cloud, FL 34771 | Phone 407-579-9204

www.DeAngeloContractingServices.com

Aquagenix

A DCS Company



AQUAGENIX AQUATIC MANAGEMENT PLUS AGREEMENT

This agreement Dated March 8, 2022, is made between DCS d.b.a. Aquagenix and "CUSTOMER" as described as follows:

North Powerline Road CDD – Phase 1 & 2

c/o GMS - CFL

219 E. Livingston Street

Orlando, FL 32801

Contact: Marshall Tindall – P: (407) 841-5524 – E: mtindall@gmscfl.com

**** Site Location ****

Davenport, FL 33837

Both CUSTOMER and Aquagenix agree to the following:

1. Site Locations:

Aquagenix will provide aquatic management services on behalf of the CUSTOMER in accordance with the terms and conditions of this Agreement at the following aquatic site(s):

2. Contract Services: CUSTOMER agrees to pay Aquagenix the following amounts during the term of this Agreement for these specific water management services:

- Treatment to a manageable level of aquatic grasses and broadleaf weeds around the perimeter from the toe of the bank out 15 feet into the water.
- Algae treatment 15 feet into the water.
- Treatment to a manageable level of floating aquatic vegetation.
- Trash removal along borders of lakes during regular scheduled maintenance.
- Water testing (as needed) for Dissolved Oxygen, Temperature, and pH
- Aquatic consulting.
- Management reporting.
- Yearly site review of aquatic & stormwater systems
- Submersed aquatic vegetation treatments performed on a separate work order basis.
- Abide by Florida BMPs for aquatic vegetation treatment and management.

Annual Program Investment **\$10,593.12**

That will be invoiced at the end of each month at **\$882.76**

We will perform 12 inspections per year. Treatments are completed as necessary and will follow Florida Best Management Practices for management and control of aquatic vegetation and algae.

Scheduled Site Visits Per Month

January 1
July 1

February 1
August 1

March 1
September 1

April 1
October 1

May 1
November 1

June 1
December 1

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www.DeAngeloContractingServices.com

3. Contract terms:

The term of this Agreement shall start on March 2022 for a term of 1 year (the "Term") and service shall be continuous without interruption unless this Agreement is terminated as provided for below. Contract addendum(s) may alter or change these terms and conditions.

4. Automatic Renewal:

At the end of the Term or any renewal thereof, this Agreement shall automatically renew for a term equal to its original Term and shall include a 4% increase in the monthly rate, unless a timely "Notice of Cancellation" has been received by Aquagenix as outlined in Paragraph 11.

5. Safety:

Aquagenix agrees to furnish for use in inspecting and treating agreed to bodies of water all appropriate equipment and products, which in its sole discretion will provide safe and effective results for the specific site(s) following Florida law, rules, regulations and BMP -Best Management Practices for aquatics.

6. Insurance:

DCS d.b.a. Aquagenix agrees to maintain the following insurance coverage: Worker's Compensation, General Liability, Automobile Liability, Property and Casualty, Excess Liability and Business Interruption Coverage. Upon written request, CUSTOMER may be listed as an "Additional Insured" at no extra charge. A Certificate of Insurance will be provided at the CUSTOMER's request.

7. Address Change:

If Aquagenix or CUSTOMER undergoes a change in address, notification to the other party shall be made by email, or first-class mail. Written instructions including the new address and telephone number will be enclosed in the notification.

8. Management Change:

If the CUSTOMER undergoes a change of management or personnel in governing and administering of the CUSTOMER, this Agreement will remain in place unless and until terminated in accordance with Paragraph 11. It is the responsibility of the CUSTOMER to notify Aquagenix of any management or personnel change by email or first-class mail. Customer is responsible for all invoices and past due amounts plus interest shall any invoice become past due because of said management changes.

9. Schedule of Payment and Penalties for past due invoices:

CUSTOMER will be invoiced monthly and agrees to pay DCS d.b.a. Aquagenix within thirty (30) days after date of invoice at DCS's home office at 527 South Church St, Hazleton, PA, 18201. Failure to pay the invoiced amount when due shall constitute a default under this Agreement and may result in a suspension of services until invoices are paid in full.

10. Default:

If CUSTOMER defaults on any provision of this Agreement, CUSTOMER hereby agrees that DeAngelo Contracting Services d.b.a. Aquagenix may, at its sole discretion, seek any or all the following remedies: a. Termination of this Agreement. In this event, CUSTOMER agrees to make immediate payment of the total contract amount through the end of its term (less previously paid payments) as liquidated and agreed upon damage. b. Filing of a mechanics lien on property for all monies due plus interest, DCS costs and attorney's fees incurred by DCS.

11. Termination Procedure:

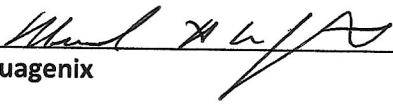
This Agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to DCS d.b.a. Aquagenix, 527 South Church St., Hazleton, PA 18201. DeAngelo Contracting Services reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products. a. "Date of Termination" will be defined as: one (1) month after the last day of the month in which "Notice of Cancellation" was received by DCS in accordance with paragraphs 11. b. If your account is not settled in full at the same time as your cancellation letter is received, DCS will continue to bill you until the contract expires. Settlement in full includes payment for one month's service after the end of the month in which the cancellation letter is received by DeAngelo Contracting Services. c. Payment in full shall be defined as payment to DCS through the effective "Date of Termination" as determined by the procedure outlined above in Paragraphs 11.

12. OTHER ITEMS: - This is the area to add specific definitive language for the contract and define specific areas that are not covered under the contract.

- a. Water testing necessary for gathering specific and additional information for the purposes of determining any additional Aquatic Algae and Vegetation Control Treatment programs for a water body or bodies of the CUSTOMERS will require a signed Special Service Agreement (SSA) detailing the details of the testing and associated cost before testing begins and will be invoiced separately,
- b. Work or other expenses related to request(s) by CUSTOMER for services that are not specified in this contract will require a signed Special Service Agreement (SSA) detailing the requested additional services and associated costs before work may begin. This SSA will be invoiced separately upon completion of the work detailed in the SSA.
- c. The CUSTOMER is responsible for notifying Aquagenix in advance of the signing of this contract if they utilize any of the water in their bodies of water for irrigation purposes. Aquagenix may, when necessary, use products that have irrigation restrictions that is appropriate or necessary for aquatic vegetation control and management. Aquagenix, will notify CUSTOMER in writing of any irrigation restrictions related to the use of the product(s). CUSTOMER agrees to follow the restrictions in its entirety and shall hold DeAngelo Contracting Services d.b.a. Aquagenix harmless related to any damages as a result of irrigating prior to expiration of irrigation restrictions.
- d. A sudden appearance of dead fish in a lake or pond causes considerable concern and alarm for most people. Most fish kill results from natural events, although people can influence their frequency and severity. Fish kills usually result from too little oxygen in the water. While some result from spills or illegal discharges of toxic substances, most kills occur when oxygen dissolved in the water drops to levels insufficient for fish survival. For a dissolved oxygen or DO-related fish kill to occur, a combination of environmental conditions transpires simultaneously. Weather patterns, water temperature, depth and quality, amount and type of plant growth, fish community structure, along with the presence of viruses and bacteria are all factors that are necessary to trigger a fish kill. Lakes, ponds, and canals located in residential areas are particularly vulnerable to DO related fish kills. Developed areas create runoff that contain high amounts of nutrients. In addition, street and yard drainage that enters waterbodies can cause water quality problems. High levels of nutrients from fertilizers applied to lawns, golf courses and farms cause aquatic plants to thrive. Ponds with high nutrient levels produce dense growths of microscopic plants called algae. When sunlight is available, algae use nutrients and produce oxygen through the process of photosynthesis. Most oxygen available to fish comes from algae. During nighttime and cloudy weather, low sunlight causes algae to switch from photosynthesis to respiration, consuming oxygen needed by fish. During severe events, fish can suffocate from low DO. Most frequently, however, fish become stressed during a low DO period and become susceptible to viral or bacterial infections. Most times, fish can tolerate temporary lags in DO levels. Fish kills occur when several contributory factors occur simultaneously such as prolonged cloudy weather, drought conditions, overcrowded fish populations, excessive algae or other plant growths and high-water temperatures. Rarely is there a direct fish kill as a result of products used for treatment when applied at the specified label rates and use. The CUSTOMER agrees to hold DeAngelo Contracting Services d.b.a. Aquagenix harmless for any issues with fish or other aquatic life which occur as described above, unless there is willful negligence on the part of Aquagenix.

13. **Contract Documents:**

This Agreement constitutes the entire Agreement of DeAngelo Contracting Services d.b.a. Aquagenix and the CUSTOMER. If any portion of this Agreement shall be held invalid or unenforceable, the remaining portions of this Agreement shall be binding upon both parties. No oral or written modification of the terms contained herein shall be valid unless made in writing and accepted by an authorized agent of both Aquagenix and CUSTOMER.


Aquagenix

Michael A. Wright
PRINT NAME

3/8/2022
DATE

CUSTOMER

PRINT NAME

DATE

The offer contained in this Agreement is valid for sixty (30) days only and must be returned to our office for acceptance within that period. If not accepted within that time, the offer shall be void.

ORLANDO BRANCH OFFICE

1408 Hamlin Ave., Suite C | St Cloud, FL 34771 | Phone 407-579-9204

www.DeAngeloContractingServices.com

Waterway Survey Chart

3/7/22

Customer Name North Powerline Road CDD Phase 1 & 2

Inspection Date	Waterway Number	Average Depth (In Feet)	Surface Cover (In Acres)	Perimeter (Linear Feet)
3/1/2022	Lake 1	4.00	0.44	797
3/1/2022	Lake 2	4.00	2.41	1500
3/1/2022	Lake 3	4.00	0.34	741
3/1/2022	Lake 4	4.00	0.35	457
3/1/2022	Lake 5	4.00	0.87	1146
3/1/2022	Lake 6	4.00	0.13	331
3/1/2022	Lake 7	4.00	0.74	924
3/1/2022	Lake 8	4.00	0.89	1147
3/1/2022	Lake 9	4.00	2.91	2817
3/1/2022	Lake 10	4.00	2.51	2440
3/1/2022	Lake 11	4.00	0.65	855
3/1/2022	Lake 12	4.00	1.00	1077
3/1/2022	Lake 13	4.00	1.56	1091
3/1/2022	Lake 14	4.00	0.10	430
3/1/2022	Lake 15	4.00	0.14	340
3/1/2022	Lake 16	4.00	0.18	360
16 Waterways for North Powerline Road CDD – Phase 1 & 2		4.00	15.22	16,453

ORLANDO BRANCH OFFICE

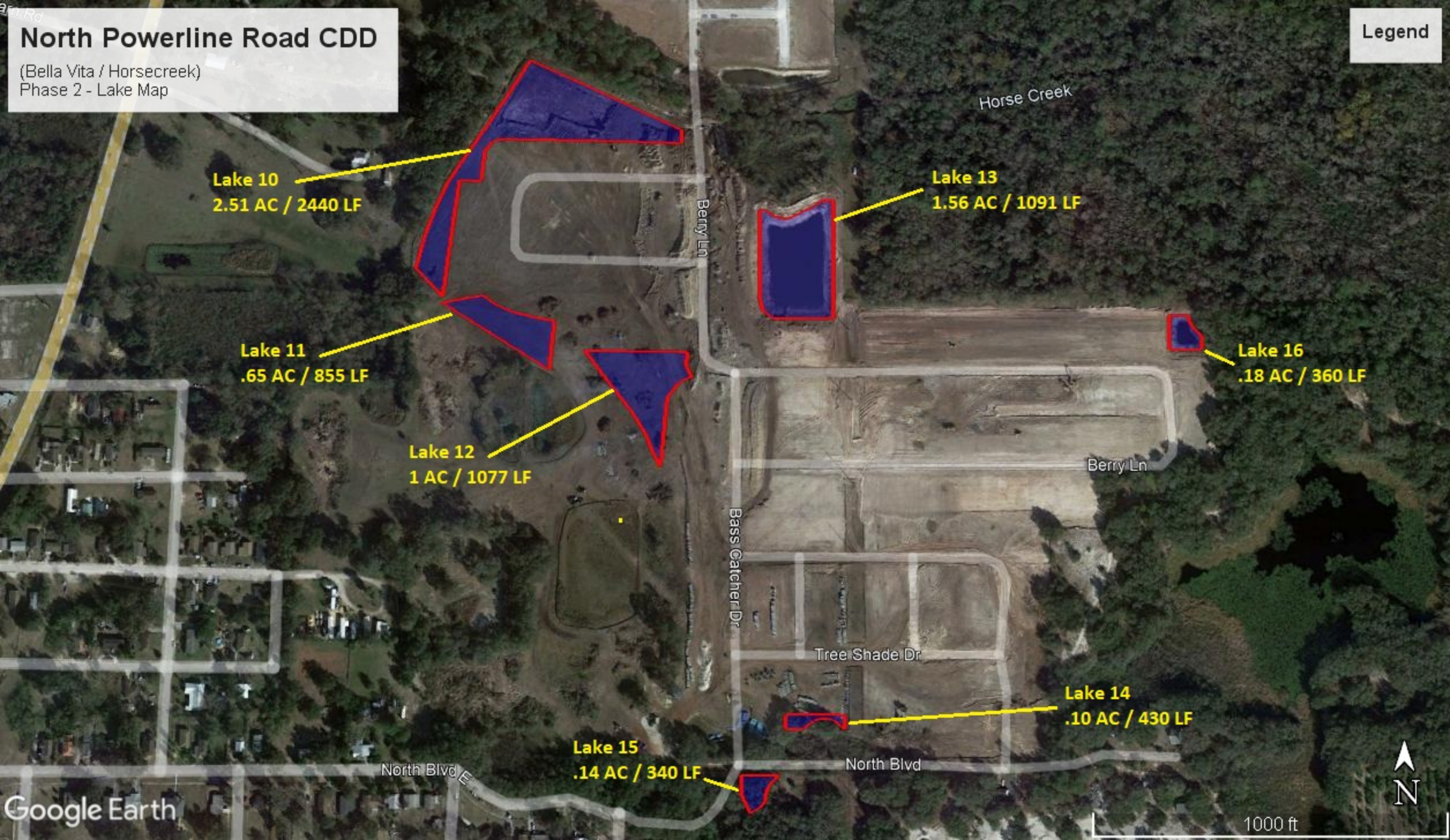
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North Powerline Road CDD

(Bella Vita / Horsecreek)
Phase 2 - Lake Map

Legend





North Powerline Road CDD

Davenport, FL 33837

Legend

547

17

17

Google Earth

© 2021 Google



1000 ft

SECTION 2

*Item will be
provided under
separate cover.*

SECTION 3

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

North Powerline Road Community Development District

Summary of Checks

February 12, 2022 to March 8, 2022

Bank	Date	Check No.'s	Amount
General Fund	2/16/22	280 - 284	\$ 9,396.35
	2/24/22	285 - 286	\$ 4,476.86
	3/3/22	287 - 290	\$ 2,625.00
			\$ 16,498.21

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	3/09/22	PAGE	1	
*** CHECK DATES		02/12/2022 - 03/08/2022 ***		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 #
2/16/22	00004	2/15/22 15285	202202 320-53800-45000		*	3,900.00	
		FY22 PROPERTY INSURANCE		EGIS INSURANCE ADVISORS, LLC			3,900.00 000280
2/16/22	00032	2/10/22 1292	202201 310-51300-31500		*	3,141.50	
		GENERAL COUNSEL - JAN 22		KE LAW GROUP, PLLC			3,141.50 000281
2/16/22	00029	2/20/22 00043467	202201 310-51300-48000		*	440.68	
		NOTICE OF UNIFORM METHOD		CA FLORIDA HOLDINGS, LLC			440.68 000282
2/16/22	00047	1/18/22 00000380	202201 320-53800-49000		*	25.00	
		SINGLE SIDED DUP KEY		PRECISION SAFE & LOCK, LLC			25.00 000283
2/16/22	00034	2/01/22 5339	202202 320-53800-46200		*	1,889.17	
		LAWNCARE MAINT FEB 22		PRINCE & SONS INC.			1,889.17 000284
2/24/22	00049	1/01/22 10978	202201 320-53800-47000		*	444.13	
		LAKE MAINTENANCE - JAN 22					
		2/01/22 10874	202202 320-53800-47000		*	444.13	
		LAKE MAINTENANCE - FEB 22		AQUAGENIX			888.26 000285
2/24/22	00046	2/24/22 20240831	202202 330-57200-34500		*	3,588.60	
		60% DEPOSIT - 5 CAMERAS		SOUTHEAST WIRING SOLUTIONS INC			3,588.60 000286
3/03/22	00004	2/25/22 15309	202202 320-53800-45000		*	2,025.00	
		GEN LIAB.- ADD BRIDGE		EGIS INSURANCE ADVISORS, LLC			2,025.00 000287
3/03/22	00008	2/23/22 KC022320	202202 310-51300-11000		*	200.00	
		SUPERVISOR FEE 02/23/22		KEVIN CHINOY			200.00 000288
3/03/22	00028	2/23/22 PM022320	202202 310-51300-11000		*	200.00	
		SUPERVISOR FEE 02/23/22		PATRICK MARONE			200.00 000289
3/03/22	00011	2/23/22 RH022320	202202 310-51300-11000		*	200.00	
		SUPERVISOR FEE 02/23/22		RENNIE HEATH			200.00 000290
TOTAL FOR BANK A						16,498.21	

NPRC NORTH POWER LI MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						16,498.21	

NPRC NORTH POWER LI MBYINGTON

SECTION 2

North Powerline Road
Community Development District

Unaudited Financial Reporting
February 28, 2022



Table of Contents

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

North Powerline Road

Community Development District

Combined Balance Sheet

February 28, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 549,566	\$ -	\$ -	\$ 549,566
Capital Projects Account	\$ -	\$ -	\$ 1,000	\$ 1,000
Investments:				
Series 2020				
Reserve	\$ -	\$ 356,900	\$ -	\$ 356,900
Revenue	\$ -	\$ 419,699	\$ -	\$ 419,699
Construction - Phase 1	\$ -	\$ -	\$ 18,721	\$ 18,721
Construction - Phase 2	\$ -	\$ -	\$ 139,976	\$ 139,976
Due from Developer	\$ 45,000	\$ -	\$ -	\$ 45,000
Due from General Fund	\$ -	\$ 282,511	\$ -	\$ 282,511
Total Assets	\$ 594,566	\$ 1,059,110	\$ 159,697	\$ 1,813,372
Liabilities:				
Accounts Payable	\$ 3,080	\$ -	\$ -	\$ 3,080
Due to Debt Service	\$ 282,511	\$ -	\$ -	\$ 282,511
Retainage Payable	\$ -	\$ -	\$ 249,881	\$ 249,881
Total Liabilities	\$ 285,590	\$ -	\$ 249,881	\$ 535,471
Fund Balance:				
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 1,059,110	\$ -	\$ 1,059,110
Capital Projects - Series 2020	\$ -	\$ -	\$ (90,184)	\$ (90,184)
Unassigned	\$ 308,975	\$ -	\$ -	\$ 308,975
Total Fund Balances	\$ 308,975	\$ 1,059,110	\$ (90,184)	\$ 1,277,901
Total Liabilities & Fund Balance	\$ 594,566	\$ 1,059,110	\$ 159,697	\$ 1,813,372

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 194,089	\$ 188,482	\$ 188,482	\$ -
Assessments - Direct Bill	\$ 240,341	\$ 658	\$ 658	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 178,299	\$ 178,299
Boundary Amendment Contributions	\$ -	\$ -	\$ 7,281	\$ 7,281
Interest	\$ -	\$ -	\$ 6	\$ 6
Total Revenues	\$ 434,430	\$ 189,140	\$ 374,725	\$ 185,585
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,400	\$ 1,600
Engineering	\$ 20,000	\$ 8,333	\$ 353	\$ 7,981
Attorney	\$ 30,000	\$ 12,500	\$ 8,034	\$ 4,466
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 2,083	\$ 2,083	\$ -
Trustee Fees	\$ 10,650	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 36,050	\$ 15,021	\$ 15,021	\$ (0)
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage & Delivery	\$ 1,000	\$ 417	\$ 354	\$ 63
Insurance	\$ 6,000	\$ 6,000	\$ 5,570	\$ 430
Printing & Binding	\$ 1,000	\$ 417	\$ 116	\$ 301
Legal Advertising	\$ 10,000	\$ 4,167	\$ 2,424	\$ 1,743
Other Current Charges	\$ 5,000	\$ 2,083	\$ 221	\$ 1,863
Boundary Amendment Expenses	\$ -	\$ -	\$ 7,618	\$ (7,618)
Office Supplies	\$ 625	\$ 260	\$ 15	\$ 246
Travel Per Diem	\$ 660	\$ 275	\$ -	\$ 275
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 155,310	\$ 67,597	\$ 56,123	\$ 11,474

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ 5,925	\$ (925)
Field Management	\$ 15,000	\$ 6,250	\$ 3,125	\$ 3,125
Landscape Maintenance	\$ 80,000	\$ 33,333	\$ 8,857	\$ 24,477
Landscape Replacement	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Lake Maintenance	\$ 12,000	\$ 5,000	\$ 888	\$ 4,112
Streetlights	\$ 48,000	\$ 20,000	\$ 13,898	\$ 6,102
Electric	\$ 3,600	\$ 1,500	\$ 3,311	\$ (1,811)
Water & Sewer	\$ 2,400	\$ 1,000	\$ -	\$ 1,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 5,000	\$ 2,083	\$ 117	\$ 1,966
General Repairs & Maintenance	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Contingency	\$ 7,500	\$ 3,125	\$ 25	\$ 3,100
Subtotal Field Expenditures	\$ 191,000	\$ 82,500	\$ 36,146	\$ 46,354
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 6,000	\$ 230	\$ 5,770
Amenity - Water	\$ 3,500	\$ 1,458	\$ 581	\$ 877
Playground Lease	\$ 14,000	\$ 5,833	\$ -	\$ 5,833
Internet	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
Pest Control	\$ 720	\$ 300	\$ -	\$ 300
Janitorial Services	\$ 8,500	\$ 3,542	\$ -	\$ 3,542
Security Services	\$ 7,500	\$ 5,589	\$ 5,589	\$ -
Pool Maintenance	\$ 18,000	\$ 7,500	\$ -	\$ 7,500
Amenity Access Management	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Amenity Repairs & Maintenance	\$ 1,000	\$ 417	\$ -	\$ 417
Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Subtotal Amenity Expenditures	\$ 83,120	\$ 37,097	\$ 6,400	\$ 30,697
Total Operations & Maintenance	\$ 274,120	\$ 119,597	\$ 42,546	\$ 77,051
Total Expenditures	\$ 429,430	\$ 187,194	\$ 98,668	\$ 88,525
Excess (Deficiency) of Revenues over Expenditures	\$ 5,000		\$ 276,057	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (5,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (5,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 276,057	
Fund Balance - Beginning	\$ -		\$ 32,919	
Fund Balance - Ending	\$ -		\$ 308,975	

North Powerline Road

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 357,687	\$ 347,353	\$ 347,353	\$ -
Assessments - Direct Bill	\$ 356,049	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 354,839	\$ 354,839
Interest	\$ -	\$ -	\$ 21	\$ 21
Total Revenues	\$ 713,735	\$ 347,353	\$ 702,214	\$ 354,860
Expenditures:				
Interest - 11/1	\$ 232,922	\$ 232,922	\$ 232,922	\$ -
Principal - 5/1	\$ 250,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 232,922	\$ -	\$ -	\$ -
Total Expenditures	\$ 715,844	\$ 232,922	\$ 232,922	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (2,108)		\$ 469,292	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (356,896)	\$ (356,896)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (356,896)	\$ (356,896)
Net Change in Fund Balance	\$ (2,108)		\$ 112,395	
Fund Balance - Beginning	\$ 232,926		\$ 946,714	
Fund Balance - Ending	\$ 230,818		\$ 1,059,110	

North Powerline Road

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 1,898,234	\$ 1,898,234
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1,898,235	\$ 1,898,235
Expenditures:				
Capital Outlay - Phase 1	\$ -	\$ -	\$ 904,411	\$ (904,411)
Capital Outlay - Phase 2	\$ -	\$ -	\$ 1,170,019	\$ (1,170,019)
Total Expenditures	\$ -	\$ -	\$ 2,074,430	\$ (2,074,430)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (176,195)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 356,896	\$ 356,896
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 356,896	\$ 356,896
Net Change in Fund Balance	\$ -		\$ 180,701	
Fund Balance - Beginning	\$ -		\$ (270,885)	
Fund Balance - Ending	\$ -		\$ (90,184)	

North Powerline Road
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 666	\$ 40,510	\$ 2,690	\$ 144,616	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	188,482
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 658	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	658
Assessments - Lot Closings	\$ -	\$ 105,269	\$ -	\$ 73,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	178,299
Boundary Amendment Contributions	\$ -	\$ 2,914	\$ -	\$ 4,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,281
Interest	\$ 1	\$ 0	\$ 1	\$ 1	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6
Total Revenues	\$ 1	\$ 108,848	\$ 40,511	\$ 80,088	\$ 145,277	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	374,725

Expenditures:

General & Administrative:

Supervisor Fees	\$ 600	\$ 600	\$ 800	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,400
Engineering	\$ 118	\$ 118	\$ 118	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	353
Attorney	\$ 927	\$ 2,325	\$ 1,641	\$ 3,142	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,034
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,083
Trustee Fees	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,041
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,021
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 29	\$ 31	\$ 60	\$ 71	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	354
Insurance	\$ 5,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,570
Printing & Binding	\$ 4	\$ 7	\$ 1	\$ 1	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	116
Legal Advertising	\$ 1,178	\$ 805	\$ -	\$ 441	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,424
Other Current Charges	\$ 33	\$ 39	\$ 41	\$ 41	\$ 66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	221
Boundary Amendment Expenses	\$ 2,436	\$ 2,914	\$ 1,931	\$ 338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,618
Office Supplies	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 19,744	\$ 10,511	\$ 8,715	\$ 12,547	\$ 4,606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	56,123

North Powerline Road
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 5,925	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,925
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,125
Landscape Maintenance	\$ 1,300	\$ 1,889	\$ 1,889	\$ 1,889	\$ 1,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,857
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ 444	\$ 444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 888
Streetlights	\$ -	\$ -	\$ -	\$ 6,817	\$ 7,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,898
Electric	\$ -	\$ -	\$ -	\$ 3,183	\$ 128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,311
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25
Subtotal Field Expenditures	\$ 1,925	\$ 2,514	\$ 2,514	\$ 12,983	\$ 16,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,146
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Amenity - Water	\$ -	\$ -	\$ 324	\$ -	\$ 257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 581
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ 2,000	\$ 3,589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,589
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ -	\$ -	\$ 324	\$ 2,000	\$ 4,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,400
Total Operations & Maintenance	\$ 1,925	\$ 2,514	\$ 2,838	\$ 14,983	\$ 20,286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,546
Total Expenditures	\$ 21,669	\$ 13,025	\$ 11,553	\$ 27,530	\$ 24,891	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,668
Excess (Deficiency) of Revenues over Expenditures	\$ (21,668)	\$ 95,823	\$ 28,959	\$ 52,558	\$ 120,386	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 276,057
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (21,668)	\$ 95,823	\$ 28,959	\$ 52,558	\$ 120,386	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 276,057

North Powerline Road

Community Development District

Long Term Debt Report

Series 2020, Special Assessment Revenue Bonds		
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$356,900	
Reserve Fund Balance	\$356,900	
Bonds Outstanding - 12/14/20		\$12,685,000
Current Bonds Outstanding		\$12,685,000

North Powerline Road
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

Gross Assessments \$ 208,697.75 \$ 384,609.20 \$ 593,306.95
Net Assessments \$ 194,088.91 \$ 357,686.56 \$ 551,775.46

ON ROLL ASSESSMENTS

35.18% 64.82% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	Series 2020 Debt Service	Total
11/30/21	ACH	\$2,011.21	(\$80.43)	(\$38.62)	\$0.00	\$1,892.16	\$665.57	\$1,226.59	\$1,892.16
12/14/21	ACH	\$102,571.71	(\$4,101.93)	(\$1,969.40)	\$0.00	\$96,500.38	\$33,944.34	\$62,556.04	\$96,500.38
12/17/21	ACH	\$8,044.84	(\$321.72)	(\$154.46)	\$0.00	\$7,568.66	\$2,662.30	\$4,906.36	\$7,568.66
12/27/21	1% Fee Adj	(\$5,933.07)	\$0.00	\$0.00	\$0.00	(\$5,933.07)	(\$2,086.98)	(\$3,846.09)	(\$5,933.07)
12/31/21	ACH	\$18,100.89	(\$723.87)	(\$347.54)	\$0.00	\$17,029.48	\$5,990.18	\$11,039.30	\$17,029.48
01/18/22	ACH	\$8,044.84	(\$241.36)	(\$156.07)	\$0.00	\$7,647.41	\$2,690.00	\$4,957.41	\$7,647.41
02/18/22	ACH	\$432,410.15	(\$12,889.47)	(\$8,390.41)	\$0.00	\$411,130.27	\$144,616.48	\$266,513.79	\$411,130.27
TOTAL	\$	565,250.57	\$ (18,358.78)	\$ (11,056.50)	\$ -	\$ 535,835.29	\$ 188,481.89	\$ 347,353.40	\$ 535,835.29

97%	Net Percent Collected
\$ 15,940.17	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

CH DEV LLC 2022 - 01		Net Assessments	\$535,005.35	\$178,956.56	\$356,048.79
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance Series 2020 Debt Service
	11/1/21		\$267,502.67	\$657.93	\$0.00
	2/1/22		\$133,751.34	*	
	5/1/22		\$133,751.34	*	
			\$535,005.35	\$657.93	\$657.93 \$0.00

CH DEV LLC 2022-02			Net Assessments	\$61,384.70	\$61,384.70
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance
	11/1/21		\$30,692.35	*	
	1/1/22		\$15,346.18	*	
	5/1/22		\$15,346.18	*	
			\$61,384.71	\$0.00	\$0.00

*Remaining amounts to be collected at lot closings