

*North Powerline Road  
Community Development District*

*Meeting Agenda*

*May 18, 2022*

# AGENDA

# *North Powerline Road*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

May 11, 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, May 18, 2022 at 1:30 PM** at **346 East Central Ave., Winter Haven, FL 33880**.

**Zoom Video Link:** <https://us06web.zoom.us/j/82942154253>

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

**Meeting ID:** 829 4215 4253

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers 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 April 20, 2022 Board of Supervisors Meeting
4. Presentation and Approval of Updated Supplemental Assessment Methodology for AA2
5. Presentation and Approval of Supplemental Assessment Methodology for Series 2022 Assessment Area
6. Consideration of Resolution 2022-08 Supplemental Assessment Resolution
7. Consideration of Resolution 2022-12 Approving the Proposed Fiscal Year 2022/2023 Budget (Suggested Date: August 17, 2022), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Number of Registered Voters—42
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

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<sup>1</sup> Comments will be limited to three (3) minutes

# 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, **April 20, 2022** at 1:30 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
Jennifer Kilinski <i>by Zoom</i>	KE Law
Jake Whealdon	KE Law
Marshall Tindall	GMS
Heather Wertz	Absolute Engineering
Ashton Bligh	Greenberg
Bob Gang	Greenberg

*The following is a summary of the discussions and actions taken at the April 20, 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 March 16, 2022 Board of Supervisors Meeting**

Ms. Burns presented the March 16, 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. Marone, with all in favor, the Minutes of the March 16, 2022, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-010  
Amending the Delegation Resolution**

Ms. Bligh presented the resolution, noting that it was amending Resolution 2022-06 that authorized a not-to-exceed amount of the Series 2022 bonds of \$9,315,000. However, following the delegation resolution, there had been an increase in certain costs of the project, and they needed an approval to increase the not-to-exceed amount of bonds to \$11,000,000. She listed Sections 2 and 3, noting they amended the original sections of the delegation resolution. She added that the resolution would ratify the original delegation resolution except to the extent that it had been previously modified in connection with the not-to-exceed amount.

Ms. Burns asked for a motion to approve.

On MOTION by Mr. Chinoy, seconded by Mr. Heath, with all in favor, Resolution 2022-010 Amending the Delegation Resolution, was approved.

**FIFTH ORDER OF BUSINESS**

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

Ms. Wertz presented the updated amended and restated Engineer's Report, noting that Parcels 31 and 32 in the expanded boundary were previously listed as 48.84, but had since been corrected to 53.14 acres. She added that it changed the additional land in Amendment 3 to 158.74 acres, making the new total acres in the district 430.38 acres.

Ms. Burns asked for a motion to approve.

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

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

Ms. Burns presented the updated Assessment Methodology, noting the changes to the report were to the acreage that Ms. Wertz had discussed, as well as an updated bond sizing from FMS. She added that there were 470 units in the assessment area, with a total cost of \$12,525,000 for Phases 3 and 4 and a bond sizing of \$11,000,000. She also pointed out Tables 4, 5, 6, and 7. She asked for a motion to approve.

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

**SEVENTH ORDER OF BUSINESS****Consideration of Series 2022 Developer Agreement****A. Phase 3****i. True-Up Agreement**

Ms. Burns presented the agreement, noting that it confirmed the landowners' intention and obligation, if required, to make true-up payments related to the Series 2022 Special Assessments.

**ii. Collateral Assignment Agreement**

Ms. Burns noted the agreement, in the event of default in the Series 2022 Special Assessments, allowed the landowner to assign development rights to the District in order to enable the District or a third party to complete the development of the Series 2022 Project.

**iii. Completion Agreement**

Ms. Burns noted the agreement, since the developer requested that the District limit the amount of Series 2022 Special Assessments imposed on the land, would allow the landowner to directly fund a portion of the Series 2022 Project.

**iv. Acquisition Agreement**

Ms. Burns noted the agreement outlined how the District would acquire the contracts or the work product that has already been completed.

**v. Declaration of Consent**

Ms. Burns noted the agreement let the landowner confirm and agree that the debt assessments had been adopted by the Board and all proceedings undertaken by the District were in accordance with Florida Law and that the District had taken all action necessary to levy and impose the Series 2022 Special Assessments.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Series 2022 Developer Agreements for Phase 3, were approved in substantial form.

**B. Phase 4**

**vi. True-Up Agreement**

Ms. Burns presented the agreement, noting that it confirmed the landowners' intention and obligation, if required, to make true-up payments related to the Series 2022 Special Assessments.

**vii. Collateral Assignment Agreement**

Ms. Burns noted the agreement, in the event of default in the Series 2022 Special Assessments, allowed the landowner to assign development rights to the District in order to enable the District or a third party to complete the development of the Series 2022 Project.

**viii. Completion Agreement**

Ms. Burns noted the agreement, since the developer requested that the District limit the amount of Series 2022 Special Assessments imposed on the land, would allow the landowner to directly fund a portion of the Series 2022 Project.

**ix. Acquisition Agreement**

Ms. Burns noted the agreement outlined how the District would acquire the contracts or the work product that has already been completed.

**x. Declaration of Consent**

Ms. Burns noted the agreement let the landowner confirm and agree that the debt assessments had been adopted by the Board and all proceedings undertaken by the District were in accordance with Florida Law and that the District had taken all action necessary to levy and impose the Series 2022 Special Assessments.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Series 2022 Developer Agreements for Phase 4, were approved in substantial form.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-08  
Supplemental Assessment Resolution**

*This item was tabled to a later meeting.*

**NINTH ORDER OF BUSINESS**

**Public Hearing**

**A. Public Hearing on the Adoption of Amenity Policies and Rates**

**i. Consideration of Resolution 2022-11 Adopting Amenity Policies and Rates  
for the District**

Ms. Burns asked for a motion to open the public hearing.

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

**i. Resolution 2022-11 Adopting Amenity Policies and Rates**

Ms. Burns noted the resolution was included in the agenda package, adding that they were standard polices in place at most Districts. She added that the rates listed were the non-resident user fee and a replacement key card fee.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Resolution 2022-11 Adopting Amenity Policies and Rates, was approved.

Ms. Burns asked for a motion to close the public hearing.

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

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Whealdon noted he had nothing further to report.

**B. Engineer**

There being none, the next item followed.

**C. Field Manager's Report**

Mr. Tindall presented the field manager's report to the Board.

**i. Consideration of Solar Lighting at the Mailboxes** *(to be provided under separate cover)*

Mr. Tindall noted that there were solar lights that residents were wanting installed, and the proposal totaled \$1,195.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, the Proposal for Solar Lights at the Mailboxes, was approved.

**D. District Manager's Report**

**i. Approval of RFP for South Phase Construction**

Ms. Burns noted there was an updated bid pick-up date of April 28<sup>th</sup> with questions due on May 17<sup>th</sup>, and the bids would be due back May 31<sup>st</sup>.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, RFP for South Phase Construction, was approved.

**ii. Approval of Check Register**

*This item was tabled to a later meeting.*

**iii. Balance Sheet and Income Statement**

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

**ELEVENTH ORDER OF BUSINESS      Other Business**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS      Supervisors Requests and Audience Comments**

There being none, the next item followed.

**THIRTEENTH 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.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV



**SUPPLEMENTAL**  
**ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO**  
  
**FOR**  
  
**NORTH POWERLINE ROAD**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Date: May 18, 2022**

**Prepared by**

**Governmental Management Services - Central Florida, LLC**  
**219 E. Livingston St.**  
**Orlando, FL 32801**

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GMS-CF, LLC does not represent the North Powerline Road Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the North Powerline Road Community Development District with financial advisory services or offer investment advice in any form.

## **1.0 Introduction**

The North Powerline Road Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates issuing \$10,995,000 of tax-exempt bonds (the “Series 2022 Bonds”) for the purpose of financing certain infrastructure improvements for Phase 3 and Phase 4 (“Capital Improvement Plan”, also known as the Assessment Area Two Project) within the District more specifically described in the Third Amended and Restated Engineer’s Report for Capital Improvements dated February 2022 prepared by Absolute Engineering, Inc., as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvement Plan that benefit property owners within the District.

### **1.1 Purpose**

This Supplemental Assessment Methodology (the “Assessment Report”) supplements the Amended and Restated Master Assessment Methodology, dated January 19, 2022. The Assessment Report provides for an assessment methodology that allocates the Assessment Area Two Special Assessments to benefiting properties within the District boundaries known as Assessment Area Two. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report may be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance. This Assessment Report is designed to conform to the requirements of Chapters 190, 197 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

### **1.2 Background**

The District currently includes approximately 430.38 acres in Polk County, Florida. The development program for Assessment Area Two of the District currently envisions approximately 470 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Assessment Area Two Capital Improvement Plan will provide facilities that benefit certain property within Assessment Area Two of the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvement Plan.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the property within Assessment Area Two, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Assessment Area Two Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Assessment Area Two Capital Improvement Plan, there would be no infrastructure to support development of land within Assessment Area Two of the District. Without these improvements, development of the property within the Assessment Area Two of District would be prohibited by law.

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Assessment Area Two Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Assessment Area Two Capital Improvement Plan, which is designed solely to meet the needs of property within Assessment Area Two of the District. Properties outside of the Assessment Area Two of District boundaries do not depend upon the District's Assessment Area Two Capital Improvement Plan. The property owners within the District are therefore receiving special benefits not received by those outside the Assessment Area Two of the District's boundaries.

## **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

## **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Assessment Area Two Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$12,525,000. The District's Underwriter projects that financing costs required to fund a portion of the Assessment Area Two Capital Improvement Plan costs, the cost of issuance of the Assessment Area Two Bonds, the funding of a debt service reserve account and capitalized interest, is \$10,995,000. GLK Real Estate, LLC and CH Dev, LLC as developers (the "Developer") would fund any additional funds needed to complete the Assessment Area Two Capital Improvement Plan. Without the Assessment Area Two Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District anticipates issuing \$10,995,000 in Assessment Area Two Bonds to fund a portion of the District's Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$10,995,000 in debt to the properties benefiting from the Assessment Area Two Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within Assessment Area Two of the District. The District has approved an Engineer's Report that includes estimated construction costs for the Assessment Area Two Capital Improvement Plan needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$12,525,000. The size of the bond issue under current

market conditions needed to generate funds to pay for a portion of the Assessment Area Two Capital Improvement Plan and related costs was determined by the District's Underwriter to total \$10,995,000. It is anticipated that the District will issue less than the full cost to complete the Assessment Area Two Capital Improvement Plan. The Developer will pay the cost to complete the Assessment Area Two Capital Improvement Plan. This obligation is anticipated to be formalized by a Completion Agreement executed at the time of the issuance of bonds. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for Assessment Area Two of the District is completed. Until the platting process occurs, the Assessment Area Two Improvement Plan funded by Assessment Area Two District bonds benefits all developable property within Assessment Area Two of the District.

The initial assessments will be levied on an equal basis to all gross acreage within the Assessment Area Two of District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting equally from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the assessments will be approved to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0. Developer is contributing infrastructure to reduce par debt to bring debt allocations to target levels.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report may be supplemented from time to time.

## **2.3 Allocation of Benefit**

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There are two product types within the planned development. The single family 40/45' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). The Townhome lot is set at .5 ERU. Table 4 shows the allocation of benefit to the particular land uses. It is important to

note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Assessment Area Two Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Assessment Area Two Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public Improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Capital Improvement Plan have been apportioned to the property within the Assessable Parcels according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the Assessable Parcels will have a lien for the payment of any non-ad valorem special assessment more than the

determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Assessment Area Two Capital Improvement Plan is constructed.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within Phase 1 Assessment Area of the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of Assessment Area Two of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service, then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

### **4.0 Assessment Roll**

The District will initially distribute the liens across the 470 lots planned for the Assessment Area Two within the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.



**TABLE 1**  
**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**DEVELOPMENT PROGRAM**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO**

Land Use	District	ERUs per Unit (1)	Total ERUs
Deer Run Phase 4- Single Family	162	1.00	162
Horse Creek Phase 3 - Townhome	300	0.5	150
Horse Creek Phase 3 - Single Family	8	1.00	8
<b>Total Units</b>	<b>470</b>		<b>320</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

\* Unit mix is subject to change based on marketing and other factors

**TABLE 2**  
**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL IMPROVEMENT PLAN COST ESTIMATES**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO**

Capital Improvement Plan ("CIP") (1)	Phase 3	Phase 4	Total
Offsite Improvements	\$ 819,867	\$ 1,297,418	\$ 2,117,285
Stormwater Management	\$ 1,379,692	\$ 2,183,327	\$ 3,563,019
Utilities (Water, Sewer, & Street Lighting)	\$ 1,258,392	\$ 1,991,374	\$ 3,249,766
Roadway	\$ 603,766	\$ 955,444	\$ 1,559,210
Entry Feature	\$ 66,803	\$ 105,713	\$ 172,516
Parks and Amenities	\$ 280,571	\$ 443,996	\$ 724,567
Contingencies	\$ 440,909	\$ 697,729	\$ 1,138,638
	\$ 4,850,000	\$ 7,675,000	\$ 12,525,000

(1) A detailed description of these improvements is provided in the Third Amended and Restated Engineer's Report dated February 2022

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 3**  
**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**BOND SIZING**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO**

<b>Description</b>	<b>Total</b>
Construction Funds - Deer Run	\$ 6,110,936
Construction Funds - Horse Creek	\$ 3,488,049
Debt Service Reserve	\$ 735,600
Capitalized Interest	\$ 240,516
Underwriters Discount	\$ 219,900
Cost of Issuance	\$ 200,000
<b>Par Amount*</b>	<b>\$ 10,995,000</b>

<b>Bond Assumptions:</b>	
Average Coupon	5.25%
Amortization	30 years
Capitalized Interest	5 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF IMPROVEMENT COSTS  
SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements		Improvement Costs Per Unit
					Costs Per Product	Type	
Deer Run Phase 4- Single Family	162	1.00	162	50.63%	\$	4,850,000	\$ 29,938
Horse Creek Phase 3 - Townhome	300	0.50	150	46.88%	\$	7,286,392	\$ 24,288
Horse Creek Phase 3 - Single Famil	8	1.00	8	2.50%	\$	388,608	\$ 48,576
Totals	470		320	100.00%	\$	12,525,000	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE  
SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO

Land Use	No. of Units *	Total Improvements		Par Debt at Issue		Par Debt Per					
		Costs Per Product	Type	Per Product Type -		Product Type After					
				Before Developer	Developer	Developer	Contribution	Per Unit	Revised Par		
				Contribution	Contribution	Contribution					
Deer Run Phase 4- Single Family	162	\$	4,850,000	\$	7,384,310	\$	3,388,097	\$	3,996,213	\$	24,668
Horse Creek Phase 3 - Townhome	300	\$	7,286,392	\$	6,837,324	\$	-	\$	6,837,324	\$	22,791
Horse Creek Phase 3 - Single Family	8	\$	388,608	\$	364,657	\$	203,194	\$	161,463	\$	20,183
Totals	462	\$	12,525,000	\$	14,586,291	\$	3,591,291	\$	10,995,000		

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 6**  
**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO**

Land Use	No. of Units *	Allocation of Par		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment		Gross Annual Debt Assessment	
		Debt Per Product Type				Per Unit	Assessment	Per Unit (1)	Assessment
Deer Run Phase 4- Single Family	162	\$ 3,996,213	\$	24,668	\$ 267,300	\$	1,650	\$	1,774
Horse Creek Phase 3 - Townhome	300	\$ 6,837,324	\$	22,791	\$ 457,500	\$	1,525	\$	1,640
Horse Creek Phase 3 - Single Family	8	\$ 161,463	\$	20,183	\$ 10,800	\$	1,350	\$	1,452
<b>Totals</b>	<b>470</b>	<b>\$ 10,995,000</b>	<b>\$</b>		<b>\$ 735,600</b>				

(1) This amount includes an estimated 7% collection fees and early payment discounts when collected on the Polk County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 7**  
**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**PRELIMINARY ASSESSMENT ROLL**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO**

Owner	Property ID #'s	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
CH DEV LLC	See attached legal	53.14	\$122,319	\$ 6,499,781	\$ 434,856	\$ 467,587
GLK REAL ESTATE, LLC	27-27-10-730000-012000	13.23	\$122,319	\$ 1,618,279	\$ 108,268	\$ 116,417
GLK REAL ESTATE, LLC	27-27-10-733500-006011	0.32	\$122,319	\$ 39,142	\$ 2,619	\$ 2,816
GLK REAL ESTATE, LLC	27-27-10-730000-020500	9.59	\$122,319	\$ 1,173,038	\$ 78,480	\$ 84,387
GLK REAL ESTATE, LLC	27-27-10-730000-012200	9.67	\$122,319	\$ 1,182,824	\$ 79,135	\$ 85,091
GLK REAL ESTATE, LLC	27-27-10-730000-021201	3.94	\$122,319	\$ 481,936	\$ 32,243	\$ 34,670
<b>Totals</b>		<b>89.89</b>		<b>\$ 10,995,000</b>	<b>\$ 735,600</b>	<b>\$ 790,968</b>

(1) This amount includes an estimated 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	5.25%
Maximum Annual Debt Service	\$735,600

Prepared by: Governmental Management Services - Central Florida, LLC





## SECTION V

**SUPPLEMENTAL  
ASSESSMENT METHODOLOGY - SERIES 2022 ASSESSMENT AREA**

**FOR**

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: May 6, 2022**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
219 E. Livingston St.  
Orlando, FL 32801**

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GMS-CF, LLC does not represent the North Powerline Road Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the North Powerline Road Community Development District with financial advisory services or offer investment advice in any form.

## **1.0 Introduction**

The North Powerline Road Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates issuing \$10,690,000 of tax-exempt bonds (the “Series 2022 Bonds”) for the purpose of financing certain infrastructure improvements for Phase 3 and Phase 4 (the “Series 2022 Project”) within the District more specifically described in the Third Amended and Restated Engineer’s Report for Capital Improvements dated February 2022 prepared by Absolute Engineering, Inc., as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Series 2022 Project that benefit property owners within the District.

### **1.1 Purpose**

This Supplemental Assessment Methodology (the “Assessment Report”) supplements the Amended and Restated Master Assessment Methodology, dated January 19, 2022. The Assessment Report provides for an assessment methodology that allocates the Series 2022 Special Assessments to benefiting properties within the District boundaries known as the Series 2022 Assessment Area (“Series 2022 Assessment Area”). This Assessment Report allocates the debt to properties based on the special benefits each receives from the Series 2022 Project. This Assessment Report may be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance. This Assessment Report is designed to conform to the requirements of Chapters 190, 197 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

### **1.2 Background**

The District currently includes approximately 430.38 acres in Polk County, Florida. The development program for the Series 2022 Assessment Area of the District currently envisions approximately 470 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Series 2022 Project will provide facilities that benefit certain property within the Series 2022 Assessment Area of the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Series 2022 Project.
2. The District Engineer determines the assessable acres that benefit from the District's Series 2022 Project.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Series 2022 Project.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the property within the Series 2022 Assessment Area, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Series 2022 Project enables properties within the boundaries of the District to be developed. Without the District's Series 2022 Project, there would be no infrastructure to support development of land within the Series 2022 Assessment Area of the District. Without these improvements, development of the property within the Series 2022 Assessment Area of District would be prohibited by law.

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Series 2022 Project. However, these benefits will be incidental for the purpose of the Series 2022 Project, which is designed solely to meet the needs of property within the Series 2022 Assessment Area of the District. Properties outside of the Series 2022 Assessment Area of District boundaries do not depend upon the District's Series 2022 Project. The property owners within the District are therefore receiving special benefits not received by those outside the Series 2022 Assessment Area of the District's boundaries.

## **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

## **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Series 2022 Project that is necessary to support full development of property within the District will cost approximately \$12,525,000. The District's Underwriter projects that financing costs required to fund a portion of the Series 2022 Project costs, the cost of issuance of the Series 2022 Bonds, the funding of a debt service reserve account and capitalized interest, is \$10,690,000. GLK Real Estate, LLC and CH Dev, LLC as developers (the "Developer") would fund any additional funds needed to complete the Series 2022 Project. Without the Series 2022 Project, the property within the District would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District anticipates issuing \$10,690,000 in Series 2022 Bonds to fund a portion of the District's Series 2022 Project, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$10,690,000 in debt to the properties benefiting from the Series 2022 Project. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within Series 2022 Assessment Area of the District. The District has approved an Engineer's Report that includes estimated construction costs for the Series 2022 Project needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$12,525,000. The size of the bond issue under current market conditions needed to generate funds to pay for a portion of the Series 2022 Project and related costs was determined by the District's Underwriter to total \$10,690,000. It is anticipated that the District will issue less than the full cost to complete the Series 2022

Project. The Developer will pay the cost to complete the Series 2022 Project. This obligation is anticipated to be formalized by a Completion Agreement executed at the time of the issuance of bonds. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for Series 2022 Assessment Area of the District is completed. Until the platting process occurs, the Series 2022 Project funded by Assessment Area Two District bonds benefits all developable property within the Series 2022 Assessment Area of the District.

The initial assessments will be levied on an equal basis to all gross acreage within the Series 2022 Assessment Area of District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting equally from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the assessments will be approved to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the District, which are the beneficiaries of the Series 2022 Project, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0. Developer is contributing infrastructure to reduce par debt to bring debt allocations to target levels.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report may be supplemented from time to time.

## **2.3 Allocation of Benefit**

The Series 2022 Project consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There are two product types within the planned development. The single family 40/45' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). The Townhome lot is set at .5 ERU. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Series 2022 Project will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Series 2022 Project, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public Improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Series 2022 Project have been apportioned to the property within the Assessable Parcels according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the Assessable Parcels will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.



In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Series 2022 Project is constructed.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the Series 2022 Assessment Area of the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the Series 2022 Assessment Area of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service, then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

### **4.0 Assessment Roll**

The District will initially distribute the liens across the 470 lots planned for the Series 2022 Assessment Area within the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1  
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
DEVELOPMENT PROGRAM  
SUPPLEMENTAL ASSESSMENT METHODOLOGY - SERIES 2022 ASSESSMENT AREA

Land Use	District	ERUs per Unit (1)	Total ERUs
Deer Run Phase 3- Single Family	162	1.00	162
Horse Creek Phase 4 - Townhome	300	0.5	150
Horse Creek Phase 4 - Single Family	8	1.00	8
Total Units	470		320

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

\* Unit mix is subject to change based on marketing and other factors

**TABLE 2**  
**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL IMPROVEMENT PLAN COST ESTIMATES**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY - SERIES 2022 ASSESSMENT AREA**

Series 2022 Project ("CIP") (1)	Phase 3	Phase 4	Total
Offsite Improvements	\$ 819,867	\$ 1,297,418	\$ 2,117,285
Stormwater Management	\$ 1,379,692	\$ 2,183,327	\$ 3,563,019
Utilities (Water, Sewer, & Street Lighting)	\$ 1,258,392	\$ 1,991,374	\$ 3,249,766
Roadway	\$ 603,766	\$ 955,444	\$ 1,559,210
Entry Feature	\$ 66,803	\$ 105,713	\$ 172,516
Parks and Amenities	\$ 280,571	\$ 443,996	\$ 724,567
Contingencies	\$ 440,909	\$ 697,729	\$ 1,138,638
	\$ 4,850,000	\$ 7,675,000	\$ 12,525,000

(1) A detailed description of these improvements is provided in the Third Amended and Restated Engineer's Report dated February 2022

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**TABLE 3**  
**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**BOND SIZING**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY - SERIES 2022 ASSESSMENT AREA**

<b>Description</b>	<b>Total</b>
Construction Funds - Horse Creek	\$ 5,040,435
Construction Funds - Deer Run	\$ 4,242,672
Debt Service Reserve	\$ 743,660
Capitalized Interest	\$ 249,433
Underwriters Discount	\$ 213,800
Cost of Issuance	\$ 200,000
<b>Par Amount*</b>	<b>\$ 10,690,000</b>

Bond Assumptions:	
Average Coupon	5.60%
Amortization	30 years
Capitalized Interest	5 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4 NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT ALLOCATION OF IMPROVEMENT COSTS SUPPLEMENTAL ASSESSMENT METHODOLOGY - SERIES 2022 ASSESSMENT AREA							
Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit	
Deer Run Phase 3- Single Family	162	1.00	162	50.63%	\$ 4,850,000	\$ 29,938	
Horse Creek Phase 4 - Townhome	300	0.50	150	46.88%	\$ 7,286,392	\$ 24,288	
Horse Creek Phase 4 - Single Family	8	1.00	8	2.50%	\$ 388,608	\$ 48,576	
Totals	470		320	100.00%	\$ 12,525,000		

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE  
SUPPLEMENTAL ASSESSMENT METHODOLOGY - SERIES 2022 ASSESSMENT AREA

Land Use	No. of Units *	Total Improvements Costs Per Product Type	Par Debt at Issue Per Product Type - Before Developer Contribution		Developer Contribution		Par Debt Per Product Type After Developer Contribution		Per Unit Revised Par
Deer Run Phase 3- Single Family	162	\$ 4,850,000	\$	6,045,371	\$	1,159,706	\$	4,885,666	\$ 30,158
Horse Creek Phase 4 - Townhome	300	\$ 7,286,392	\$	5,597,566	\$	-	\$	5,597,566	\$ 18,659
Horse Creek Phase 4 - Single Family	8	\$ 388,608	\$	298,537	\$	91,769	\$	206,768	\$ 25,846
Totals	470	\$ 12,525,000	\$	11,941,475	\$	1,251,475	\$	10,690,000	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 6**  
**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY - SERIES 2022 ASSESSMENT AREA**

Land Use	No. of Units *	Allocation of Par Debt Per Product Type		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit		Gross Annual Debt Assessment Per Unit (1)	
						Assessment	Per Unit	Assessment	Per Unit (1)
Deer Run Phase 3- Single Family	162	\$	4,885,666	\$	339,876	\$	2,098	\$	2,256
Horse Creek Phase 4 - Townhome	300	\$	5,597,566	\$	389,400	\$	1,298	\$	1,396
Horse Creek Phase 4 - Single Family	8	\$	206,768	\$	14,384	\$	1,798	\$	1,933
<b>Totals</b>	<b>470</b>	<b>\$</b>	<b>10,690,000</b>		<b>\$</b>	<b>743,660</b>			

(1) This amount includes an estimated 7% collection fees and early payment discounts when collected on the Polk County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

**TABLE 7**  
**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**PRELIMINARY ASSESSMENT ROLL**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY - SERIES 2022 ASSESSMENT AREA**

Owner	Property ID #'s	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
CH DEV LLC	See attached legal	53.14	\$118,926	\$ 6,319,478	\$ 439,620	\$ 472,710
GLK REAL ESTATE, LLC	27-27-10-730000-012000	13.23	\$118,926	\$ 1,573,388	\$ 109,454	\$ 117,693
GLK REAL ESTATE, LLC	27-27-10-733500-006011	0.32	\$118,926	\$ 38,056	\$ 2,647	\$ 2,847
GLK REAL ESTATE, LLC	27-27-10-730000-020500	9.59	\$118,926	\$ 1,140,498	\$ 79,340	\$ 85,312
GLK REAL ESTATE, LLC	27-27-10-730000-012200	9.67	\$118,926	\$ 1,150,012	\$ 80,002	\$ 86,023
CH DEV LLC	27-27-10-730000-021201	3.94	\$118,926	\$ 468,568	\$ 32,596	\$ 35,050
<b>Totals</b>		<b>89.89</b>		<b>\$ 10,690,000</b>	<b>\$ 743,660</b>	<b>\$ 799,634</b>

(1) This amount includes an estimated 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	5.60%
Maximum Annual Debt Service	\$743,660



[illegible]

## SECTION VI

## **RESOLUTION 2022-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2022; CONFIRMING THE DISTRICT'S PROVISION OF IMPROVEMENTS; CONFIRMING THE AMENDED AND RESTATED ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2022 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2022 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the North Powerline Road Community Development District (“**District**”) has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) has previously adopted, after notices and public hearings, Resolution Nos. 2018-32 and 2020-08, relating to the imposition, levy, collection and enforcement of such special assessments; and

**WHEREAS**, pursuant to and consistent with the terms of Resolution Nos. 2018-32 and 2020-08, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with such series of bonds and the terms of the bond issue; and

**WHEREAS**, on \_\_\_\_\_, 2022, the District entered into a Bond Purchase Contract, whereby it agreed to sell \$ \_\_\_\_\_ of its Special Assessment Bonds, Series 2022 (the “**Series 2022 Bonds**”); and

**WHEREAS**, pursuant to and consistent with Resolution Nos. 2018-32 and 2020-08, the District desires to set forth the particular terms of the sale of the Series 2022 Bonds and to confirm the liens of the levy of special assessments securing the Series 2022 Bonds.

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

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and Resolution Nos. 2018-32 and 2020-08.

**SECTION 2. FINDINGS.** The Board of Supervisors of the North Powerline Road Community Development District hereby finds and determines as follows:

(a) On September 19, 2018 and March 11, 2020, the District, after due notices and public hearings, adopted Resolution Nos. 2018-32 and 2020-08 which, among other things, equalized, approved, confirmed and levied special assessments on property benefiting from the improvements authorized by the District. Each Resolution provides that as each series of bonds is issued to fund all or any portion of the District's improvements, a supplemental resolution will be adopted to set forth the specific terms of each series of the bonds and certifying the amount of the liens of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, any True-Up amounts and the application of receipt of any True-Up proceeds.

(b) The *Engineer's Report for Capital Improvements Third Amended and Restated*, dated February 2022 (the "**Engineer's Report**"), attached to this Resolution as **Exhibit A**, identifies and describes the presently expected components of the infrastructure improvements for Phase 3 and Phase 4 ("**Series 2022 Project**"), to be financed all or in part with the Series 2022 Bonds (the "**Improvements**"), and indicates the estimated costs of the Series 2022 Project as \$\_\_\_\_\_. The District hereby confirms that the Series 2022 Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2022 Bonds.

(c) The *Amended and Restated Master Assessment Methodology*, dated January 19, 2022, as supplemented by that *Supplemental Assessment Methodology – Assessment Area Two*, dated May 18, 2022 (together, the "**Assessment Report**"), attached to this Resolution as **Composite Exhibit B**, applies the Assessment Report to the Improvements and the actual terms of the Series 2022 Bonds. The Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2022 Bonds.

(d) The Series 2022 Project will specially benefit certain property within the District known as Phase 3 and Phase 4 ("**Series 2022 Assessment Area**"), the legal description of the assessable property therein is attached hereto as **Exhibit C**. It is reasonable, proper, just and right to assess the portion of the costs of the Series 2022 Project financed with the Series 2022 Bonds, the specially benefited properties within the District as set forth in Resolution Nos. 2018-32 and 2020-08, and this Resolution.

**SECTION 3. SETTING FORTH THE TERMS OF THE SERIES 2022 BONDS; CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2022 BONDS.** As provided in Resolution Nos. 2018-32 and 2020-08, this Resolution is intended to set forth the terms of the Series 2022 Bonds and the final amount of the liens of the special assessments securing those bonds.

(a) The Series 2022 Bonds, in a par amount of \$\_\_\_\_\_, shall bear such rates of interest and maturity as shown on **Exhibit D**, attached hereto. The final payment on the Series 2022 Bonds shall be due on May 1, 2052. The estimated sources and uses of funds of the Series

2022 Bonds shall be as set forth in **Exhibit E**. The debt service due on the Series 2022 Bonds is set forth on **Exhibit F** attached hereto.

(b) The lien of the special assessments securing the Series 2022 Bonds on Series 2022 Assessment Area (the “**Series 2022 Special Assessments**”), shall be the principal amount due on the Series 2022 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2022 Bonds are secured solely by the Series 2022 Assessment Area Pledged Revenues (as defined in the Indenture (hereinafter defined)), which is comprised in part by the lien against Series 2022 Assessment Area.

#### **SECTION 4. ALLOCATION OF ASSESSMENTS SECURING THE SERIES 2022 BONDS; ADDRESSING COLLECTION OF THE SAME.**

(a) The special assessments for the Series 2022 Bonds shall be allocated in accordance with Composite Exhibit B, which allocation shall initially be on an acreage basis and further allocated as lands are platted. The Supplemental Methodology is consistent with the District’s Master Methodology. The Supplemental Methodology, considered herein, reflects the actual terms of the issuance of the District’s Series 2022 Bonds. The estimated costs of collection of the special assessments for the Series 2022 Bonds are as set forth in the Supplemental Methodology.

(b) The lien of the special assessments securing the Series 2022 Bonds includes all property within Series 2022 Assessment Area, and as such land is ultimately defined and set forth in any plats, certificates of occupancy or other designations of developable acreage.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Assessment Report, the District shall, for Fiscal Year 2022/2023, begin annual collection of special assessments for the Series 2022 Bonds debt service payments due starting November 1, 2022, using the methods available to it by law. Debt service payments, including semi-annual installments of interest, are reflected on **Exhibit F** for Series 2022 Assessment Area. The Series 2022 Bonds include an amount for capitalized interest through November 1, 2022.

(d) The Series 2022 Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. Series 2022 Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Improvements and the adoption by the Board of a resolution accepting the Improvements; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. All impact fee credits received shall be applied against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits which application may be addressed by such resolutions. At any time subsequent to thirty (30) days after the Improvements have been completed and a resolution accepting the Improvements has been adopted by the Board, the Series 2022 Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second

succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the debt assessment in question). The owner of property subject to Series 2022 Special Assessments may prepay the entire remaining balance of the Series 2022 Special Assessments at any time, or a portion of the remaining balance of the Series 2022 Special Assessments one time if there is also paid, in addition to the prepaid principal balance of the Series 2022 Special Assessments, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the debt assessment in question). Prepayment of Series 2022 Special Assessments does not entitle the property owner to any discounts for early payment.

(e) The District hereby certifies the Series 2022 Special Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Polk County and Florida law for collection. The District intends, to the extent possible and subject to entering into the appropriate agreements with the Polk County Tax Collector and Polk County Property Appraiser (or other appropriate Polk County, Florida officials) to collect the Series 2022 Special Assessments on platted lands contained within a plat or certificate of occupancy using the Uniform Method in Chapter 197, *Florida Statutes*. The District intends, to the extent possible, to directly bill, collect and enforce the Series 2022 Special Assessments on lands not included within an approved plat or certificate of occupancy unless in any year, the District determines it to be in its best interest to collect such assessments using the Uniform Method in Chapter 197, *Florida Statutes*. The District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the Series 2022 Special Assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service.

## **SECTION 5. APPROVAL OF TRUE-UP PROCESS AND APPLICATION OF TRUE-UP PAYMENTS.**

(a) Pursuant to Resolution Nos. 2018-32 and 2020-08, there may be required from time to time certain True-Up payments. As parcels of land are included in a plat or certificate of occupancy, the special assessments securing the Series 2022 Bonds shall be allocated as set forth in Resolution Nos. 2018-32 and 2020-08, this Resolution and the Assessment Report, including, without limitation, the application of the True-Up process set forth in the Assessment Report.

(b) Based on the final par amount of \$\_\_\_\_\_ in Series 2022 Bonds, the True-Up calculations will be made in accordance with the process set forth in the Assessment Report. The District shall apply all True-Up payments related to the Series 2022 Bonds only to the credit of the Series 2022 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the Supplemental Indenture.

**SECTION 6. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT.** This Resolution is intended to supplement Resolution Nos. 2018-32 and 2020-08, both of which remain in full force and effect. This Resolution and Resolution Nos. 2018-32 and 2020-08 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**SECTION 8. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a Notice of Series 2022 Special Assessments securing the Series 2022 Bonds, in the Official Records of Polk County, Florida, or such other instrument evidencing the actions taken by the District.

**SECTION 9. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 10. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

*[Remainder of page intentionally left blank]*

**APPROVED AND ADOPTED** this \_\_\_\_ day of May, 2022.

ATTEST:

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** *Engineer's Report for Capital Improvements Third Amended and Restated*, dated February 2022  
**Comp. Exhibit B:** *Amended and Restated Master Assessment Methodology*, dated January 19, 2022, as supplemented by that *Supplemental Assessment Methodology – Assessment Area Two*, dated May 18, 2022  
**Exhibit C:** Legal Description of Series 2022 Assessment Area  
**Exhibit D:** Maturities and Coupons of Series 2022 Bonds  
**Exhibit E:** Sources and Uses of Funds for Series 2022 Bonds  
**Exhibit F:** Debt Service for Series 2022 Bonds



**Composite Exhibit A:**

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT  
FOR CAPITAL IMPROVEMENTS  
*THIRD AMENDED AND RESTATED***

**Prepared for:**

**BOARD OF SUPERVISORS  
NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

**ABSOLUTE ENGINEERING, INC.  
1000 N. ASHLEY DRIVE, SUITE 925  
TAMPA, FLORIDA 33602**

**FEBRUARY 2022**

# **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

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EXHIBIT 2- Legal Description Existing District

EXHIBIT 3- Legal Description Expansion Parcels

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EXHIBIT 5- Summary of Proposed District Facilities

EXHIBIT 6- Summary of Opinion of Probable Costs

EXHIBIT 7- Composite Exhibit Existing and Future Land Use

EXHIBIT 8- Water and Sewer Locations

EXHIBIT 9- Overall Site Plan

**ENGINEER'S REPORT  
NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**I. INTRODUCTION**

The North Powerline Road Community Development District (the “District”) is north of North Blvd East and east of Hwy 17-92 N partially within unincorporated Polk County, (the “County”) Florida and partially within Davenport (the “City”). The District currently contains approximately 271.64 gross acres, and is expected to be constructed in Six (6) phase and consist of 1825 single family lots, recreation / amenity areas, parks, and associated infrastructure. The District previously amended its boundaries (“Boundary Amendment No. 3”) to include an additional 158.74 acres (“Expansion Parcels”) to the lands within the District. This report includes information regarding the Expansion Parcels in various exhibits.

The District was established under County Ordinance No. 18-036, as approved by the County Commission on June 5, 2018, further amended by County Ordinance 20-028 and county Ordinance 20-046 and County Ordinance 22-001. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City, the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 6 of this report.

This “Capital Improvement Plan” or “Report” reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the

benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including common area sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the stormwater ponds) within the development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

## **II. PURPOSE AND SCOPE**

The purpose of this Report is to provide engineering support to fund improvements in the current District and to reflect changes in the Capital Improvement Plan. Phase 1 and Phase 2 remain unchanged. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report. The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements.

Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

### **III. THE DEVELOPMENT**

The Development will consist of 1825 single family homes and associated infrastructure (“Development”). The Development is a planned residential community located north of South Blvd East and east of Hwy 17-92 N partially within the County and partially within the City. The Development has received zoning approval by the City and County. The property has an underlying Future Land Use Designation of RM (Residential Medium) in the City and County. It is currently anticipated that the development will be constructed in six (6) phases. Following is a summary of proposed lot sizes per phase:

	SF Lot Width	SF Lot Width	SF Lot Width	SF Lot Width	SF Lot Width	SF Lot Width	SF TOTAL
Phase	20'	40'	50'	55'	65'	80'	
1		244		48	3		295
2		228	44				272
3			158			4	162
4	300	8					308
5	532						532
6		164	92				256
Total	832	644	294	48	3	4	1825

### **IV. THE CAPITAL IMPROVEMENTS**

The current Capital Improvement Plan, (the “CIP”), consists of public infrastructure in phases 1-6 including stormwater pond construction, roadways, water and sewer facilities and public off-site improvements (including public turn lanes and extension of roadway, water mains and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of power, telecommunications and cable TV will occur, but will not be funded by the District. Installation of street lights within the public right of way will not be funded by the District.

As a part of the recreational component of the CIP, a public park/amenity center will be constructed adjacent to Horse Creek in Phase 1 of the existing District. The public park/amenity center will have connectivity via sidewalks to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

## **V. CAPITAL IMPROVEMENT PLAN COMPONENTS**

The system of improvements comprising the Capital Improvement Plan for the District includes the following:

### **Stormwater Management Facilities**

Stormwater management facilities consist of storm conveyance systems and retention ponds contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City, the County, and the SWFWMD. There are no known surface waters, but there are natural wetlands on or immediately adjacent to the Development.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0240G (dated 12/22/2016) demonstrates that the majority of the property is located within Flood Zone X and the remainder in Flood Zone A. Based on this information and the site topography, floodplain compensation will be required.



During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

### **Public Roadways**

The proposed internal public roadway sections are to be 40' and 50' R/W with 24' of asphalt and Miami curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. Underdrain is provided as necessary to control groundwater and protect the roadway base material. The extension of Powerline Road from 17-92 to South Boulevard is a four lane divided collector road, comprised of 110' R/W consisting of 4 travel lanes, bike lanes and sidewalks on both sides. This section includes 58' of asphalt and Type F curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. Underdrain is provided as necessary to control groundwater and protect the roadway base material. There is a bridge over Horse Creek connecting Phases 1 and 2.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the City of Davenport Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. No funds provided by the District will be used to provide lines on privately held lands. A lift station is anticipated for this CIP. Flow from the lift station shall be connected to a proposed sewer manhole southwest of the site.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

### **Off-Site Improvements**

The District will provide funding for the anticipated roadway connections to the Development and offsite utility extensions required for the Development. The site construction activities associated with the CIP are anticipated for completion in 2023. Upon completion of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City/County.

### **Amenities and Parks**

The District will provide funding for the recreational facilities including parks and an Amenity Center to include the following: parking area, pavilion with restroom facilities, pool, tot lot, dog park/all-purpose play field, and walking trails between the phases to provide connectivity to the Amenity Center. All amenities and parks provided by the District will be accessible and available for use by the general public.

### **Electric and Lighting**

The District presently intends to fund and construct the incremental cost of undergrounding of the electric

conduit for the required electrical system. The electrical system, including conduit, transformer/cabinet pads, and electric manholes not funded by the District will be owned and maintained by DUKE, with DUKE providing underground electrical service to the Development. The purchase and installation of street lighting along internal roadways within the District will not be funded by the District. These lights will be owned, operated and maintained by DUKE after dedication, with the District funding maintenance services. All improvements funded by the District will be on land owned by, or on which a permanent easement is granted in favor of the District or other governmental entity.

### **Entry Feature**

Landscaping, irrigation, entry features and buffer walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the various phases of the development will be constructed or acquired by the District with District funds and operated and maintained by the District. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the District. It should be noted that the District is only funding the capital landscaping costs. Perimeter buffer fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the District.

### **Miscellaneous**

The electric distribution system throughout the District is currently planned to be underground. The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

## **VI. PERMITTING**

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and City and County construction plan approval. Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

## **PHASE 1**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	City Ordinances 878, 946, 947,952 and 960
Preliminary Plat	7-20-20
SWFWMD ERP	43044217.002 and 43044217.003
Construction Permits	200760
Polk County Health Department Water	139102-070 & 0139102-073 DS/C
FDEP Sewer	CS53-0232639-040-DWC/CM & CS53-0232639-048-DWC/CM

## **PHASE 2**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	City Ordinances 878, 945, 953,954 and 960
Preliminary Plat	7-20-20
SWFWMD ERP	43044217.003 and 43044217.004
Construction Permits	200975
Polk County Health Department Water	0139102-073 DS/C & 0139102-074 DS/C
FDEP Sewer	CS53-0232639-048-DWC/CM & CS53-0232639-048-DWC/CM

## **PHASE 3**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	City Ordinances 936, 937,941 and 960
Preliminary Plat	Approved
SWFWMD ERP	Approved
Construction Permits	February 2022
Polk County Health Department Water	March 2022
FDEP Sewer	March 2022

**PHASE 4**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	County RMX
Preliminary Plat	N/A
SWFWMD ERP	February 2022
Construction Permits	Approved
Polk County Health Department Water	March 2022
FDEP Sewer	March 2022

**PHASE 5**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	County RMX
Preliminary Plat	June 2022
SWFWMD ERP	June 2022
Construction Permits	June 2022
Polk County Health Department Water	June 2022
FDEP Sewer	June 2022

**PHASE 6**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval	County RMX
Preliminary Plat	June 2022
SWFWMD ERP	June 2022
Construction Permits	June 2022
Polk County Health Department Water	June 2022
FDEP Sewer	June 2022

## **VII. RECOMMENDATION**

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the City and County. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the City, County, SWFWMD, FDEP and ACOE. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the City regulations.

## **VIII. REPORT MODIFICATION**

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates. This report may be further amended or supplemented from time to time to provide for such changes in the development plan.

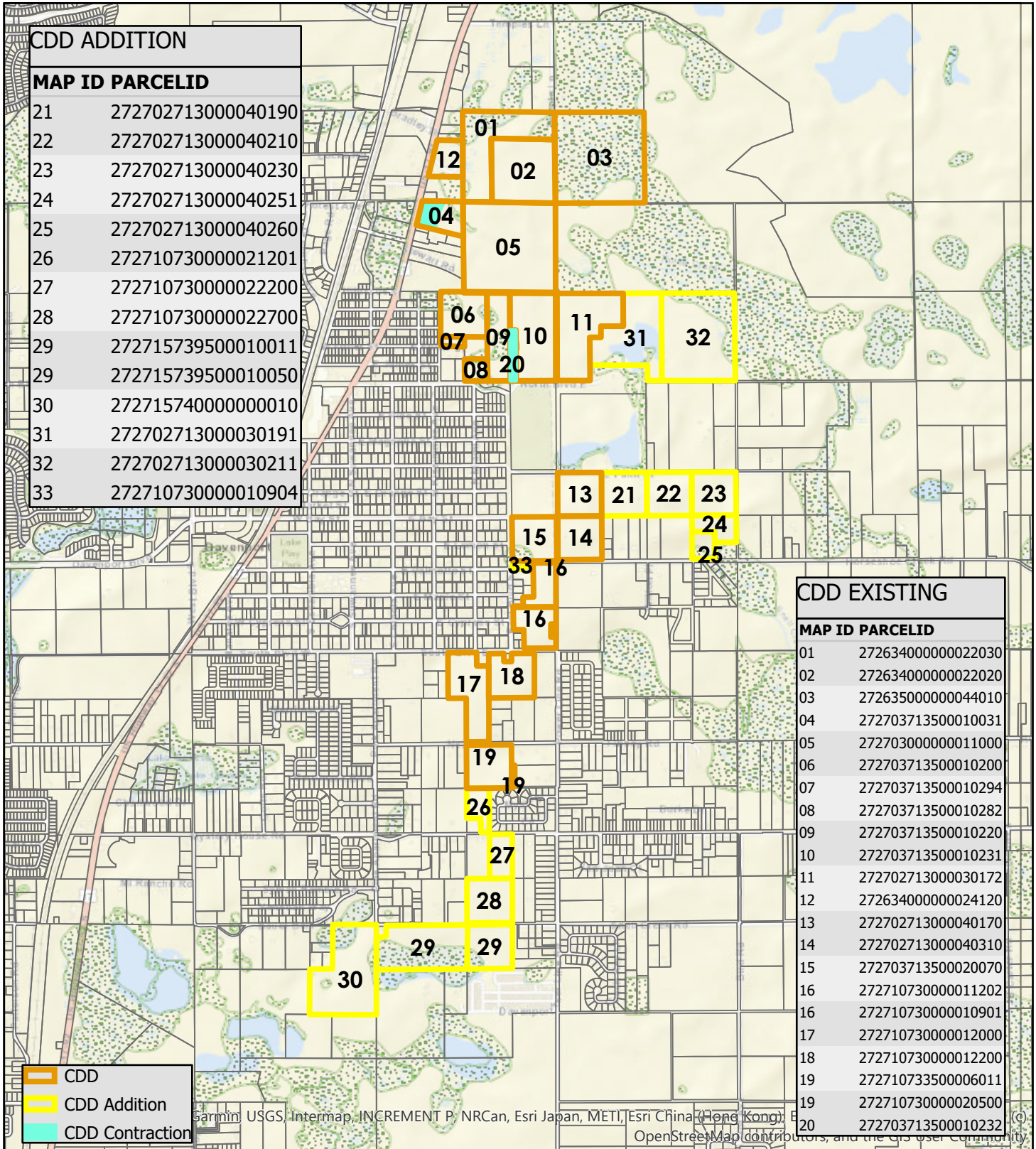
## **IX. CONCLUSION**

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future

costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the City and County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed CIP can be completed at the cost as stated.





## 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.



**ABSOLUTE  
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## **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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## 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	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.**  
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(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**  
SHEET 5 OF 5  
DATE 5-14-2021  
DRAWN BY JJM  
JOB NUMBER 0002.0002  
SEC TWP RGE 34-26-27

## LEGAL DESCRIPTION:

### PARCEL NUMBER 21: (272702-713000-040190)

TRACTS 19 AND 20, MAP OF FLORIDA DEVELOPMENT CO TRACT IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL NUMBER 22: (272702-713000-040210)

TRACTS 21 AND 22 OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, ON PAGES 60 THROUGH 63, INCLUSIVE, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL NUMBER 23: (272702-713000-040230)

TRACTS 23 AND 24 OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60-63 LOCATED IN SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL NUMBER 24: (272702-713000-040251)

THE NORTH 396 FEET OF TRACT 25 AND TRACT 26 LEES THE SOUTH 396 FEET OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 - 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING IN SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST.

### PARCEL NUMBER 25: (272702-713000-040260)

THE SOUTH 396 FEET OF TRACT 26 OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION IN THE SW 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 SOUTH, POLK COUNTY FLORIDA.

### PARCEL NUMBER 26: (272710-730000-021201)

THE W 1/2 OF SW 1/4 OF NE 1/4 OF SE 1/4 IN SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, LESS THE W 208 FEET OF THE S 208 FEET TOGETHER WITH A 1971 AMERICAN HOME MOBILE HOME ID# HDGA070994.

### PARCEL NUMBER 27: (272710-730000-022200)

TRACT 22 IN THE SE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO.

TRACT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL NUMBER 28: (272710-730000-022700)

TRACTS 27 AND 28 IN THE SE 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.

### PARCEL NUMBER 29: (272715-739500-010011 AND 272715-739500-010050)

FLORIDA DEVELOPMENT COMPANY SUBDIVISION, PLAT BOOK 3, PAGES 60 TO 63, TRACTS 1 TO 6, LESS LOTS 1, 2, AND 3, OF BLOCK A, LAKEWOOD PARK UNIT #3, ALL IN THE NE 1/4 OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA



## **EXHIBIT 3**

### **NORTH POWER LINE ROAD CDD**

### **LEGAL DESCRIPTION - EXPANSION PARCELS**

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
S2&10-27S-27E	0002.0002	JJM	5-14-2021	1 OF 3

## LEGAL DESCRIPTION:

### PARCEL NUMBER 30: (272715-740000-000010)

GROVE LOT 1 OF THE REPLAT OF DIAMOND SHORES, BEING A REPLAT OF LOTS 7, 8, 9, 10, AND 11 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGE 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL NUMBERS 31: 272702-713000-030191 AND 32: 272702-713000-030211

A PARCEL OF LAND BEING ALL OF TRACTS 20 THROUGH 28, THE SOUTH 1/4 OF TRACT 19, AND A PORTION OF TRACTS 29-31, OF THE MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 60-63 OF PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2, RUN THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4, S 00°13'11" E, A DISTANCE OF 1313.95 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4, S 00°12'52" E, A DISTANCE OF 15.00 FEET TO THE WESTERLY EXTENSION OF THE NORTH BOUNDARY OF TRACTS 17 THROUGH 19, SAID MAP OF FLORIDA DEVELOPMENT CO. TRACT; THENCE ALONG SAID NORTH BOUNDARY, AND WESTERLY EXTENSION THEREOF, N 89°43'43" E, A DISTANCE OF 986.81 FEET TO THE NORTHWEST CORNER OF SAID TRACT 20 AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACTS 20 THROUGH 24, N 89°43'43" E, A DISTANCE OF 1629.77 FEET TO THE EAST BOUNDARY OF SAID TRACT 24; THENCE ALONG THE EAST BOUNDARY OF SAID TRACTS 24 AND 25, S 00°37'24" E, A DISTANCE OF 1281.12 FEET TO THE SOUTH BOUNDARY OF SAID TRACT 25; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACTS 25 THROUGH 31, S 89°39'34" W, A DISTANCE OF 1380.59 FEET TO A LINE 750.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 31; THENCE ALONG SAID PARALLEL LINE, N 00°17'30" W, A DISTANCE OF 200.00 FEET TO A LINE 200.00 FEET NORTH OF AND PARALLEL WITH AFORESAID SOUTH BOUNDARY OF TRACTS 25 THROUGH 31; THENCE ALONG SAID PARALLEL LINE, S 89°39'34" W, A DISTANCE OF 750.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 31; THENCE ALONG SAID WEST LINE, N 00°17'30" W, A DISTANCE OF 441.84 FEET TO THE NORTH BOUNDARY OF SAID TRACT 31; THENCE ALONG SAID NORTH BOUNDARY, N 89°41'37" E, A DISTANCE OF 164.76 FEET TO THE WEST BOUNDARY OF SAID TRACT 19; THENCE ALONG SAID WEST BOUNDARY, N 00°19'03" W, A DISTANCE OF 164.18 FEET TO THE NORTH LINE OF THE SOUTH 1/4 OF SAID TRACT 19; THENCE ALONG SAID NORTH LINE, N 89°42'08" E, A DISTANCE OF 329.37 FEET TO THE WEST BOUNDARY OF SAID TRACT 20; THENCE ALONG SAID WEST BOUNDARY, N 00°22'09" W, A DISTANCE OF 477.40 FEET TO THE POINT OF BEGINNING.

### PARCEL NUMBER 33: 272710-730000-010904

THAT PORTION OF SAID TRACT I OF SAID FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION IN THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, AS SHOWN ON THE MAP OR PLAT RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF 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.



1000 N. ASHLEY DRIVE, SUITE 925  
TAMPA, FLORIDA 33602  
C.A. NO. 28358

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

EXHIBIT 3

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION - EXPANSION PARCELS

SEC TWP RGE  
S2&10-27S-27E

JOB NUMBER  
0002.0002

DRAWN BY  
JJM

DATE  
5-14-2021

SHEET

2 OF 3



## LEGAL DESCRIPTION:

### LESS A PORTION OF EXISTING PARCEL 4: 272703-713500-010031

DESCRIPTION: A PORTION OF TRACTS 3 & 4, OF FLORIDA DEVELOPMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF US 17-92, AS RECORDED IN DEED BOOK 515, PAGE 105, OF THE PUBLIC RECORDS OF SAID COUNTY AND THE NORTH BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 3; RUN THENCE ALONG SAID NORTH BOUNDARY, S 89°00'46" E, A DISTANCE OF 345.37 FEET; THENCE S 27°20'24" W, A DISTANCE OF 257.08 FEET; THENCE S 06°18'39" W, A DISTANCE OF 194.37 FEET; THENCE N 76°15'52" W, A DISTANCE OF 301.53 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY OF US 17-92; THENCE ALONG SAID EASTERLY RIGHT OF WAY, N 13°44'24" E, A DISTANCE OF 366.40 FEET TO THE POINT OF BEGINNING.

### LESS EXISTING 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 ¾ 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 1.56 AC. MORE OR LESS

ALTOGETHER CONTAINING 158.74 AC. MORE OR LESS



## EXHIBIT 3

### NORTH POWER LINE ROAD CDD

### LEGAL DESCRIPTION - EXPANSION PARCELS

SEC TWP RGE <b>S2&amp;10-27S-27E</b>	JOB NUMBER <b>0002.0002</b>	DRAWN BY <b>JJM</b>	DATE <b>5-14-2021</b>	SHEET <b>2 OF 3</b>
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P:\0002 Oakley Rhinehart Cassidy\0002 Powerline Road\CD\CD-EXPANSION SOUTH 2\CD-EXH 4-LEGAL DESC AMEND (1-5).dwg (LEGAL) jrm Feb 05, 2022 - 12:35pm

## 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.

## EXHIBIT 4

### NORTH POWER LINE ROAD CDD

#### LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
S2&10-27S-27E	0002.0002	JJM	5-14-2021	1 OF 7



## 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.

## EXHIBIT 4

### NORTH POWER LINE ROAD CDD

#### LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
S2&10-27S-27E	0002.0002	JJM	5-14-2021	2 OF 7



## 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 4

### NORTH POWER LINE ROAD CDD

#### LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
S2&10-27S-27E	0002.0002	JJM	5-14-2021	3 OF 7



## 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.

## EXHIBIT 4

### NORTH POWER LINE ROAD CDD

#### LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
S2&10-27S-27E	0002.0002	JJM	5-14-2021	4 OF 7



## 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 ¾ 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.

PARCEL NUMBER 21: (272702-713000-040190)

TRACTS 19 AND 20, MAP OF FLORIDA DEVELOPMENT CO TRACT IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL NUMBER 22: (272702-713000-040210)

TRACTS 21 AND 22 OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, ON PAGES 60 THROUGH 63, INCLUSIVE, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL NUMBER 23: (272702-713000-040230)

TRACTS 23 AND 24 OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60-63 LOCATED IN SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL NUMBER 24: (272702-713000-040251)

THE NORTH 396 FEET OF TRACT 25 AND TRACT 26 LEES THE SOUTH 396 FEET OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 - 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING IN SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST.

PARCEL NUMBER 25: (272702-713000-040260)

THE SOUTH 396 FEET OF TRACT 26 OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION IN THE SW 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 SOUTH, POLK COUNTY FLORIDA.

PARCEL NUMBER 26: (272710-730000-021201)

THE W 1/2 OF SW 1/4 OF NE 1/4 OF SE 1/4 IN SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, LESS THE W 208 FEET OF THE S 208 FEET TOGETHER WITH A 1971 AMERICAN HOME MOBILE HOME ID# HDGA070994.

PARCEL NUMBER 27: (272710-730000-022200)

TRACT 22 IN THE SE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO.

TRACT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL NUMBER 28: (272710-730000-022700)

TRACTS 27 AND 28 IN THE SE 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.

## EXHIBIT 4

### NORTH POWER LINE ROAD CDD

#### LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
S2&10-27S-27E	0002.0002	JJM	5-14-2021	5 OF 7





P:\0002 Oakley Rhinehart Cassidy\0002 Powerline Road\DWG\CDD\EXPANSION SOUTH 2\CDD-EXH 4-LEGAL-DESC AMEND (1-5).dwg (LEGAL (6)) Heather Wertz Mar 31, 2022 - 10:27am

## LEGAL DESCRIPTION:

PARCEL NUMBER 29: (272715-739500-010011 AND 272715-739500-010050)

FLORIDA DEVELOPMENT COMPANY SUBDIVISION, PLAT BOOK 3, PAGES 60 TO 63, TRACTS 1 TO 6, LESS LOTS 1, 2, AND 3, OF BLOCK A, LAKEWOOD PARK UNIT #3, ALL IN THE NE ¼ OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA

PARCEL NUMBER 30: (272715-740000-000010)

GROVE LOT 1 OF THE REPLAT OF DIAMOND SHORES, BEING A REPLAT OF LOTS 7, 8, 9, 10, AND 11 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGE 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL NUMBERS 31: 272702-713000-030191 AND 32: 272702-713000-030211

A PARCEL OF LAND BEING ALL OF TRACTS 20 THROUGH 28, THE SOUTH 1/4 OF TRACT 19, AND A PORTION OF TRACTS 29-31, OF THE MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 60-63 OF PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2, RUN THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4, S 00°13'11" E, A DISTANCE OF 1313.95 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4, S 00°12'52" E, A DISTANCE OF 15.00 FEET TO THE WESTERLY EXTENSION OF THE NORTH BOUNDARY OF TRACTS 17 THROUGH 19, SAID MAP OF FLORIDA DEVELOPMENT CO. TRACT; THENCE ALONG SAID NORTH BOUNDARY, AND WESTERLY EXTENSION THEREOF, N 89°43'43" E, A DISTANCE OF 986.81 FEET TO THE NORTHWEST CORNER OF SAID TRACT 20 AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACTS 20 THROUGH 24, N 89°43'43" E, A DISTANCE OF 1629.77 FEET TO THE EAST BOUNDARY OF SAID TRACT 24; THENCE ALONG THE EAST BOUNDARY OF SAID TRACTS 24 AND 25, S 00°37'24" E, A DISTANCE OF 1281.12 FEET TO THE SOUTH BOUNDARY OF SAID TRACT 25; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACTS 25 THROUGH 31, S 89°39'34" W, A DISTANCE OF 1380.59 FEET TO A LINE 750.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 31; THENCE ALONG SAID PARALLEL LINE, N 00°17'30" W, A DISTANCE OF 200.00 FEET TO A LINE 200.00 FEET NORTH OF AND PARALLEL WITH AFORESAID SOUTH BOUNDARY OF TRACTS 25 THROUGH 31; THENCE ALONG SAID PARALLEL LINE, S 89°39'34" W, A DISTANCE OF 750.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 31; THENCE ALONG SAID WEST LINE, N 00°17'30" W, A DISTANCE OF 441.84 FEET TO THE NORTH BOUNDARY OF SAID TRACT 31; THENCE ALONG SAID NORTH BOUNDARY, N 89°41'37" E, A DISTANCE OF 164.76 FEET TO THE WEST BOUNDARY OF SAID TRACT 19; THENCE ALONG SAID WEST BOUNDARY, N 00°19'03" W, A DISTANCE OF 164.18 FEET TO THE NORTH LINE OF THE SOUTH 1/4 OF SAID TRACT 19; THENCE ALONG SAID NORTH LINE, N 89°42'08" E, A DISTANCE OF 329.37 FEET TO THE WEST BOUNDARY OF SAID TRACT 20; THENCE ALONG SAID WEST BOUNDARY, N 00°22'09" W, A DISTANCE OF 477.40 FEET TO THE POINT OF BEGINNING.

PARCEL NUMBER 33: 272710-730000-010904

THAT PORTION OF SAID TRACT I OF SAID FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION IN THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, AS SHOWN ON THE MAP OR PLAT RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF 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.

EXHIBIT 4

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
S2&10-27S-27E	0002.0002	JJM	5-14-2021	6 OF 7

**ABSOLUTE  
ENGINEERING, INC.**  
1000 N. ASHLEY DRIVE, SUITE 925  
TAMPA, FLORIDA 33602  
C.A. NO. 28358  
(813) 221-1516 TEL  
(813) 344-0100 FAX

## LEGAL DESCRIPTION:

### LESS A PORTION OF EXISTING PARCEL 4: 272703-713500-010031

DESCRIPTION: A PORTION OF TRACTS 3 & 4, OF FLORIDA DEVELOPMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF US 17-92, AS RECORDED IN DEED BOOK 515, PAGE 105, OF THE PUBLIC RECORDS OF SAID COUNTY AND THE NORTH BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 3; RUN THENCE ALONG SAID NORTH BOUNDARY, S 89°00'46" E, A DISTANCE OF 345.37 FEET; THENCE S 27°20'24" W, A DISTANCE OF 257.08 FEET; THENCE S 06°18'39" W, A DISTANCE OF 194.37 FEET; THENCE N 76°15'52" W, A DISTANCE OF 301.53 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY OF US 17-92; THENCE ALONG SAID EASTERLY RIGHT OF WAY, N 13°44'24" E, A DISTANCE OF 366.40 FEET TO THE POINT OF BEGINNING.

### LESS EXISTING 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  $\frac{3}{4}$  OF TRACT 26 AND W  $\frac{1}{4}$  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 1.56 AC. MORE OR LESS

ALTOGETHER CONTAINING 430.38 AC. MORE OR LESS

## EXHIBIT 4

### NORTH POWER LINE ROAD CDD

#### LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
S2&10-27S-27E	0002.0002	JJM	5-14-2021	7 OF 7



## Exhibit 5

### Summary of Proposed District Facilities

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Davenport	District Bonds	City of Davenport
Street Lighting/Conduit	District	Duke/District**	District Bonds	Duke/District***
Road Construction	District	District	District Bonds	District
Parks & Amenities	District	District	District Bonds	District
Offsite Improvements	District	FDOT	District Bonds	FDOT

\*Costs not funded by bonds will be funded by the developer

\*\* District will fund undergrounding of electrical conduit

\*\*\*District will fund street lighting maintenance services

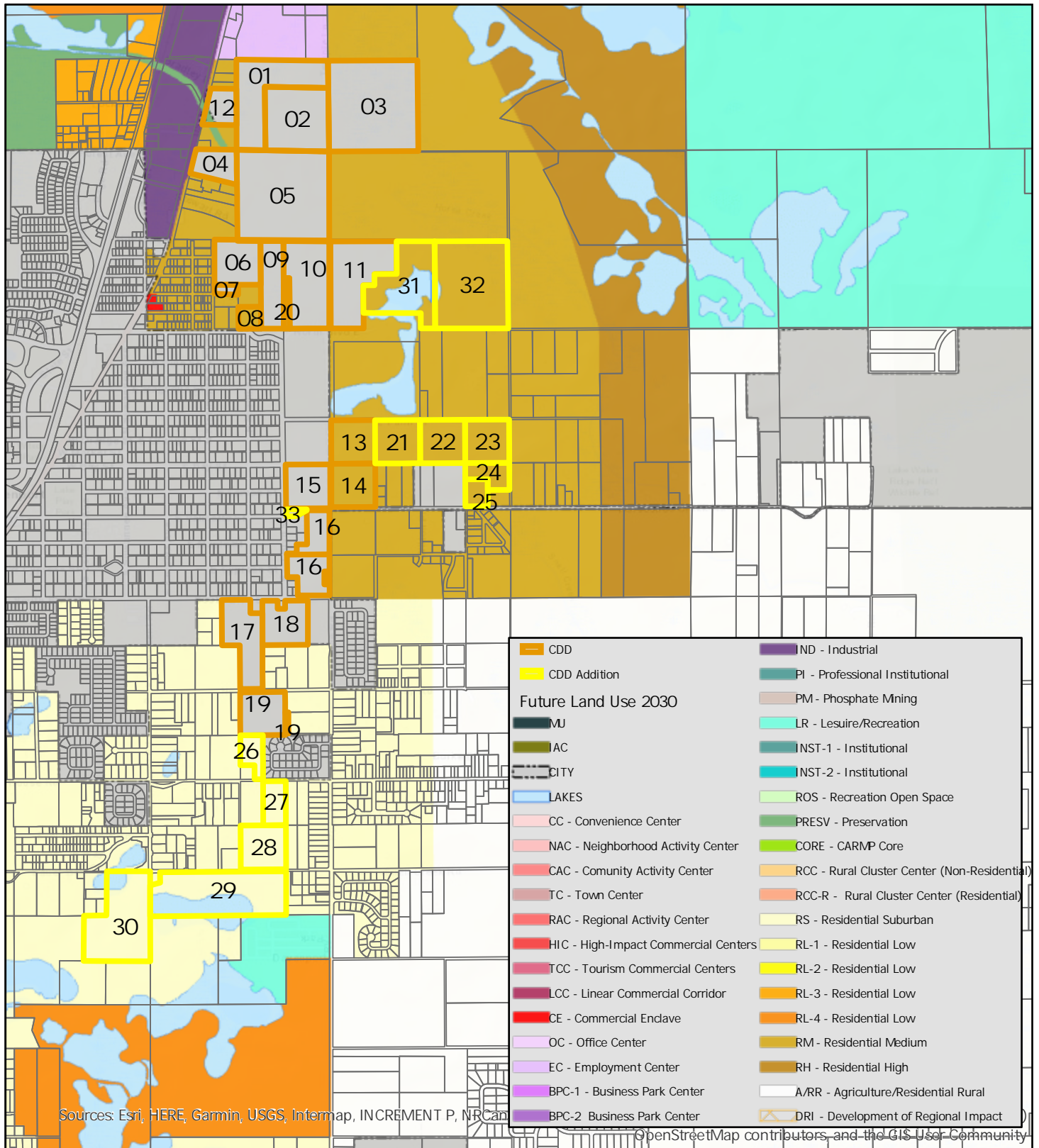


**Exhibit 6**  
**Summary of Probable Cost**

<b><u>Infrastructure</u></b> <sup>(12)</sup>	<b><u>Phase 1 (295 Lots)</u></b> <b><u>2020-2023</u></b>	<b><u>Phase 2 (272 Lots)</u></b> <b><u>2020-2023</u></b>	<b><u>Phase 3 (162 Lots)</u></b> <b><u>2021-2023</u></b>	<b><u>Phase 4 (308 Lots)</u></b> <b><u>2022-2023</u></b>	<b><u>Phase 5 (532 Lots)</u></b> <b><u>2022-2023</u></b>	<b><u>Phase 6 (256 Lots)</u></b> <b><u>2022-2023</u></b>	<b><u>Powerline Road Extension</u></b>	<b><u>Total (1825 Lots)</u></b>
Offsite Improvements <sup>(1)(5)(7)(11)</sup>	\$1,150,467	\$1,060,770	\$819,867	\$1,297,418	\$2,248,295	\$1,098,791	\$0	\$7,675,609
Stormwater Management <sup>(1)(2)(3)(5)(6)(7)</sup>	\$1,936,035	\$1,785,089	\$1,379,692	\$2,183,327	\$3,783,485	\$1,849,071	\$1,500,000	\$14,416,699
Utilities (Water, Sewer, & Street Lighting) <sup>(1) (5)(7) (9)(11)</sup>	\$1,765,823	\$1,628,148	\$1,258,392	\$1,991,374	\$3,450,849	\$1,686,505	\$500,000	\$12,281,092
Roadway <sup>(1)(4)(5)(7)</sup>	\$878,980	\$1,897,225	\$603,766	\$955,444	\$1,655,688	\$809,171	\$7,900,000	\$14,700,274
Entry Feature <sup>(1)(7)(8)911)</sup>	\$109,348	\$100,823	\$66,803	\$105,713	\$183,191	\$89,529	\$0	\$655,407
Parks and Amenities <sup>(1)(7)(11)</sup>	\$459,264	\$423,456	\$280,571	\$443,996	\$769,400	\$376,023	\$0	\$2,752,710
Contingency <sup>(11)</sup>	<u>\$692,425</u>	<u>\$638,440</u>	<u>\$440,909</u>	<u>\$697,728</u>	<u>\$1,209,092</u>	<u>\$590,910</u>	<u>\$100,000</u>	\$4,369,504
<b>TOTAL</b>	<b>\$6,992,342</b>	<b>\$7,533,951</b>	<b>\$4,850,000</b>	<b>\$7,675,000</b>	<b>\$13,300,000</b>	<b>\$6,500,000</b>	<b>\$10,000,000</b>	<b>\$56,851,293</b>

Notes:

1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.
2. Excludes grading of each lot in conjunction with lot development and home construction, which will be provided by home builder.
3. Includes Stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Stormwater does not include grading associated with building pads.
7. Estimates are based on 2022 cost.
8. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
9. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Includes only the incremental cost of undergrounding.
10. Estimates based on 1825 lots.
11. The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (All phases).
12. Phasing and cost figures provided herein relate to the existing District.

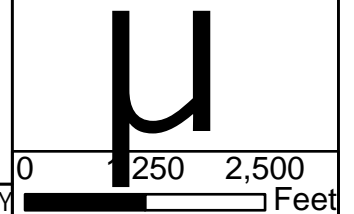


**ABSOLUTE  
ENGINEERING, INC.**

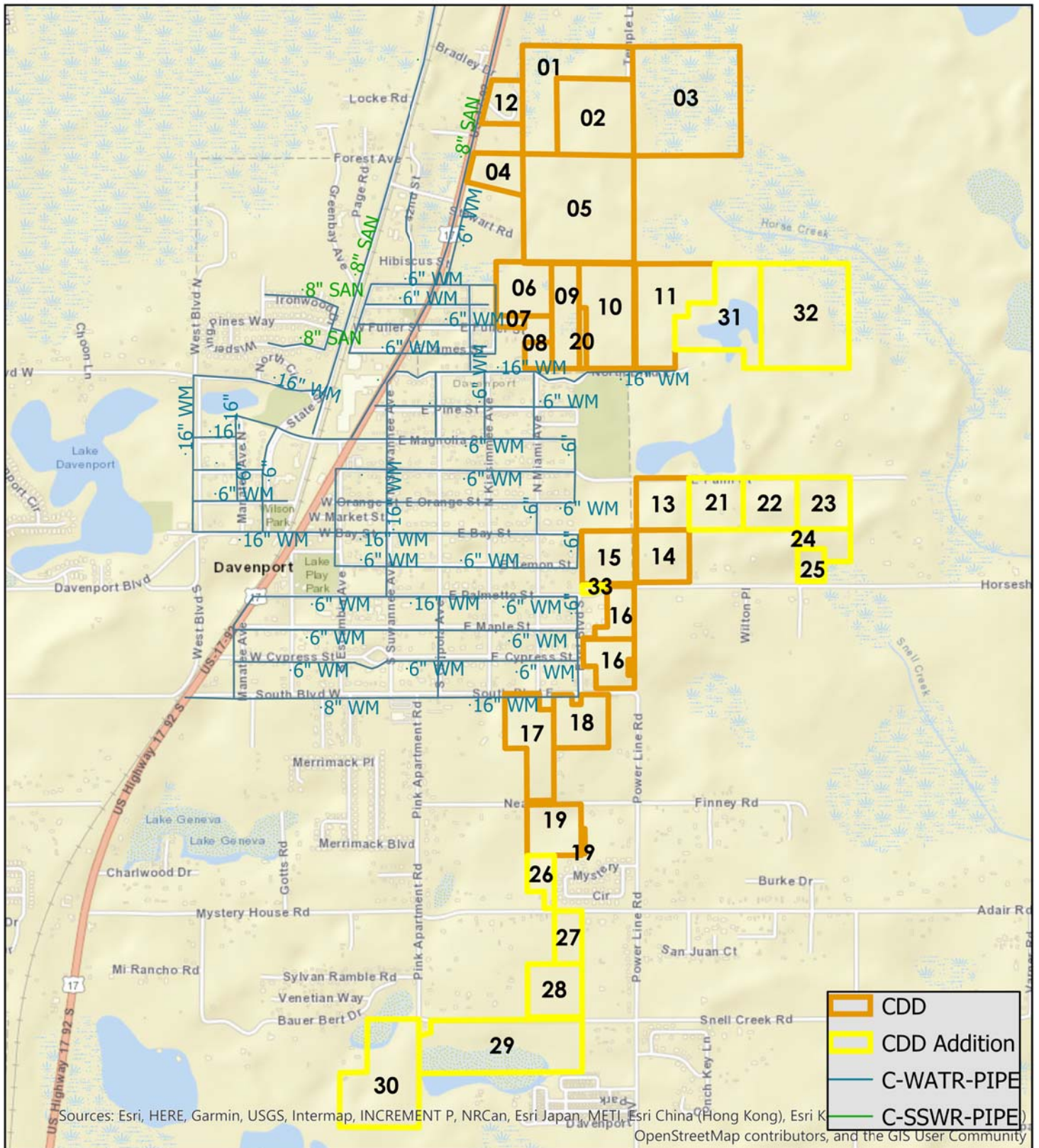
# EXHIBIT 7 NORTH POWER LINE ROAD CDD COMPOSITE EXHIBIT EXISTING AND FUTURE LAND USE

MAP DATE: 5/17/2021

LOCATION: POLK COUNTY



Absolute Engineering, Inc. makes no Warranty, representation, or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the geodata information provided herein. Service Layer Credit ESRI, HERE, Delorme, USGS, Intermap, OpenStreetMap contributors, and the GIS community.



**ABSOLUTE  
ENGINEERING, INC.**

# EXHIBIT 8 NORTH POWER LINE ROAD CDD WATER AND SEWER LOCATIONS



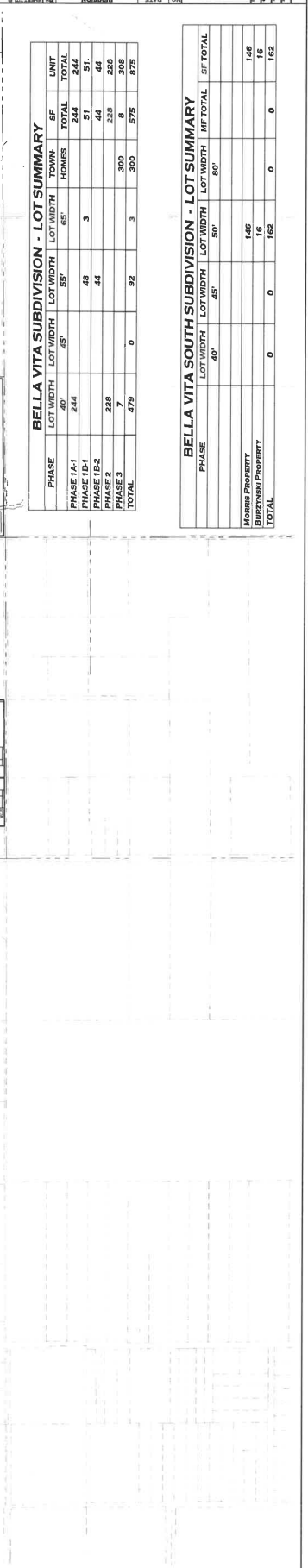
0 1,000 2,000  
Feet

MAP DATE: 5/17/2021

LOCATION: POLK COUNTY

Absolute Engineering, Inc. makes no Warranty, representation, or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. Service Layer Credit: ESRI, HERE, DeLorme, USGS, Intermap, OpenStreetMap contributors, and the GIS community.





BELLA VITA SOUTH SUBDIVISION - LOT SUMMARY						
PHASE	LOT WIDTH		LOT WIDTH		SF TOTAL	SF TOTAL
	40'	45'	50'	80'		
MEANS PROPERTY					146	
BUEZZINI PROPERTY					16	
TOTAL	0	0	169	0	162	

**Composite Exhibit B:**

**AMENDED AND RESTATED MASTER  
ASSESSMENT METHODOLOGY  
  
FOR  
  
NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: January 19, 2022**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
219 E. Livingston St.  
Orlando, FL 32801**

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GMS-CF, LLC does not represent the North Powerline Road Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the North Powerline Road Community Development District with financial advisory services or offer investment advice in any form.

## **1.0 Introduction**

The North Powerline Road Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$73,000,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan”) within the District more specifically described in the Engineer’s Report for Capital Improvements Third Amended and Restated dated October 2021 prepared by Absolute Engineering, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvement Plan that benefit property owners within the District.

### **1.1 Purpose**

The Board of Supervisors (“Board”) of the District previously approved the Master Assessment Methodology, dated February 2, 2020 (the “Master Report”). The Master Report established an assessment methodology the District followed to allocate debt assessments to properties within the District benefitting from the District’s CIP. Such assessments secure repayment of the Bonds. The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District’s \$12,685,000 Special Assessment Bonds, Series 2020 (“Series 2020 Bonds”), Supplemental Assessment Methodology report dated December 2, 2020 (“Series 2020 Supplemental Report”). The Series 2020 Bonds remain unchanged by this report. The Series 2020 Supplemental Report applied the methodology to the details of the Series 2020 Bonds to allocate debt assessments (“Series 2020 Assessments”) to properties within the District to secure the repayment of the Series 2020 Bonds.

The methodology established by the Master Report allocated debt assessments to planned future units of residential product types. Since adoption of the Master Report, there have been expansions to the Districts boundaries to add new parcels within the District, such that not all of the assumed planned lots found in the Master Report represent the development planned for the District and so must be revised. Specifically, the revised development plan revises the unit mix to include additional 591 lots in Phase 3, Phase 4, Phase 5 and Phase 6 as well as additional of-site improvements as indicated in the Engineers Report.

This Amended and Restated Master Assessment Methodology amends and restates the original approved Master Report (collectively, the “Assessment Report”) provides for an assessment methodology that reflects the additional parcels, improvements, and planned lots.



This Assessment Report continues to allocate the debt to properties based on the special benefits each receives from the Capital Improvements. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvements. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to levy, impose and collect non ad valorem special assessments ("Special Assessments") on the benefited lands within the District securing repayment of the Bonds based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District including those for maintenance and operation of the Bonds, a homeowner's association, or any other unit of government.

## **1.2 Background**

The District currently includes approximately 271.64 acres partially located within City of Davenport and partially within unincorporated Polk County, Florida. The District is also being expanded to include an additional 157.87 acres, for a total of 429.51 acres after expansion. The development program for the District currently envisions approximately 1,868 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that are to be provided by the District and the costs to implement the Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvement Plan.

4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvement Plan. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

## **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$56,851,293. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$73,000,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District anticipates issuing approximately \$73,000,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$73,000,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$56,851,293. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$73,000,000. Table 3 shows the breakdown of the bond sizing.

### **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvement Plan funded by District bonds benefits all assessable acres within the District.

The initial assessments will be levied on an equal basis to all assessable acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units (“Assigned Properties”) has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The “Unassigned Properties” defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There are five product categories within the planned development. The single family 40’ home has been set as the base unit and has been assigned one equivalent residential unit (“ERU”). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. These improvements accrue in differing amounts and are somewhat dependent

on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for

each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

### **4.0 Assessment Roll**

The District will initially distribute the liens across the property within the District boundaries on a assessable acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1  
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
DEVELOPMENT PROGRAM  
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use*	ERUs per Unit (1)	Units	Total ERUs
TH/20' Lot	0.5	832	416
40' Lot	1.00	845	845
50' Lot	1.25	136	170
55' and 65' Lot	1.38	51	70
80' Lot	2.00	4	8
Total Units		1,868	1,509

(1) Benefit is allocated on an ERU basis; based on density of planned development, with 40' lot at 1 ERU

\* Unit mix is subject to change based on marketing and other factors

TABLE 2  
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT PLAN COST ESTIMATES  
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Offsite Improvements	\$ 7,675,609
Stormwater Management	\$ 14,416,699
Utilities (Water, Sewer, & Street Lighting)	\$ 12,281,092
Roadway	\$ 14,700,274
Entry Feature	\$ 655,407
Parks and Amenities	\$ 2,752,710
Contingencies	\$ 4,369,504
	\$ 56,851,293

(1) A detailed description of these improvements is provided in the Third Amended and Restated Engineer's Report dated October 2021.

Prepared by: Governmental Management Services - Central Florida, LLC



<p>TABLE 3</p> <p>NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT</p> <p>BOND SIZING</p> <p>AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY</p>
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**Bond Sizing**

Description	Total
Construction Funds	\$ 56,851,293
Debt Service Reserve	\$ 5,303,371
Capitalized Interest	\$ 8,760,000
Underwriters Discount	\$ 1,460,000
Cost of Issuance	\$ 220,000
Contingency	\$ 405,336
<b>Par Amount*</b>	<b>\$ 73,000,000</b>

Bond Assumptions:

Average Coupon	6.00%
Amortization	30 years
Capitalized Interest	36 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4  
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF IMPROVEMENT COSTS  
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
TH/20' Lot	832	0.50	416.0	28%	\$ 15,671,424	\$ 18,836
40' Lot	845	1.00	845.0	56%	\$ 31,832,580	\$ 37,672
50' Lot	136	1.25	170.0	11%	\$ 6,404,188	\$ 47,090
55' and 65' Lot	51	1.38	70.1	5%	\$ 2,641,727	\$ 51,799
80' Lot	4	2.00	8.0	1%	\$ 301,374	\$ 75,343
	1,868		1,509	100%	\$ 56,851,293	

\* Unit mix is subject to change based on marketing and other factors

TABLE 5  
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE  
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Per Unit Revised Par
TH/20' Lot	832	\$ 15,671,424	\$ 20,122,919	\$ 24,186
40' Lot	845	\$ 31,832,580	\$ 40,874,679	\$ 48,372
50' Lot	136	\$ 6,404,188	\$ 8,223,308	\$ 60,466
55' and 65' Lot	51	\$ 2,641,727	\$ 3,392,115	\$ 66,512
80' Lot	4	\$ 301,374	\$ 386,979	\$ 96,745
	1,868	\$ 56,851,293	\$ 73,000,000	

\* Unit mix is subject to change based on marketing and other factors

TABLE 6  
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
TH/20' Lot	832	\$ 20,122,919	\$ 24,186	\$ 1,461,908	\$ 1,757	\$ 1,889
40' Lot	845	\$ 40,874,679	\$ 48,372	\$ 2,969,501	\$ 3,514	\$ 3,779
50' Lot	136	\$ 8,223,308	\$ 60,466	\$ 597,414	\$ 4,393	\$ 4,723
55' and 65' Lot	51	\$ 3,392,115	\$ 66,512	\$ 246,433	\$ 4,832	\$ 5,196
80' Lot	4	\$ 386,979	\$ 96,745	\$ 28,114	\$ 7,028	\$ 7,557
	1,868	\$ 73,000,000		\$ 5,303,371		

(1) This amount includes estimated collection fees and early payment discounts when collected on the Polk County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

TABLE 7  
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY ASSESSMENT ROLL  
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Platted Lots

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501000010	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000020	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000030	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000040	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000050	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000060	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000070	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000080	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000090	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000100	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000110	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000120	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000130	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000140	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000150	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000160	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000170	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000180	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000190	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000200	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000210	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000220	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000230	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000240	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000250	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000260	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000270	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000280	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000290	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501000300	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000310	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000320	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000330	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000340	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000350	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000360	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000370	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000380	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000390	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000400	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000410	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000420	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000430	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000440	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000450	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000460	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000470	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000480	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000490	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000500	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000510	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000520	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000530	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000540	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000550	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000560	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000570	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000580	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000590	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000600	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000610	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000620	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000630	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000640	40	1	\$ 48,372	\$ 3,514	\$ 3,779

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501000650	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000660	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000670	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000680	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000690	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000700	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000710	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000720	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000730	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000740	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000750	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000760	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000770	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000780	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000790	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000800	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000810	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000820	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000830	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000840	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000850	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000860	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000870	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000880	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000890	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000900	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000910	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000920	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000930	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000940	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000950	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000960	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000970	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000980	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000990	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501001000	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001010	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001020	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001030	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001040	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001050	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001060	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001070	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001080	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001090	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001100	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001110	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001120	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001130	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001140	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001150	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001160	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001170	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001180	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001190	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001200	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001210	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001220	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001230	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001240	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001250	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001260	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001270	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001280	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001290	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001300	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001310	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001320	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001330	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001340	40	1	\$ 48,372	\$ 3,514	\$ 3,779



Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501001350	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001360	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001370	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001380	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001390	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001400	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001410	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001420	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001430	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001440	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001450	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001460	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001470	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001480	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001490	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001500	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001510	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001520	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001530	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001540	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001550	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001560	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001570	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001580	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001590	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001600	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001610	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001620	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001630	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001640	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001650	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001660	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001670	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001680	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001690	40	1	\$ 48,372	\$ 3,514	\$ 3,779

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501001700	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001710	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001720	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001730	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001740	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001750	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001760	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001770	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001780	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001790	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001800	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001810	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001820	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001830	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001840	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001850	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001860	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001870	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001880	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001890	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001900	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001910	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001920	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001930	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001940	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001950	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001960	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001970	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001980	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001990	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002000	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002010	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002020	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002030	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002040	40	1	\$ 48,372	\$ 3,514	\$ 3,779

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501002050	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002060	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002070	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002080	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002090	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002100	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002110	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002120	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002130	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002140	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002150	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002160	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002170	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002180	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002190	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002200	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002210	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002220	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002230	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002240	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002250	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002260	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002270	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002280	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002290	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002300	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002310	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002320	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002330	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002340	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002350	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002360	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002370	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002380	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002390	40	1	\$ 48,372	\$ 3,514	\$ 3,779

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501002400	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002410	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002420	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002430	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002440	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002450	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002460	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002470	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002480	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002490	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002500	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002510	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002520	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002530	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002540	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002550	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002560	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002570	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002580	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002590	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002600	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002610	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002620	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002630	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002640	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002650	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002660	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002670	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002680	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002690	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002700	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002710	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002720	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002730	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002740	40	1	\$ 48,372	\$ 3,514	\$ 3,779

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501002750	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002760	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002770	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002780	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002790	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002800	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002810	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002820	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002830	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002840	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002850	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002860	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002870	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002880	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002890	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002900	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002910	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002920	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002930	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002940	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002950	40	1	\$ 48,372	\$ 3,514	\$ 3,779
Platted Totals			295	\$ 15,194,981	\$ 1,103,899	\$ 1,186,988

			Par Per Undeveloped Acre	Total Par Allocated	Net Annual Assessment Allocation	Gross Annual Assessment Allocation
CH Dev LLC	272634710501002980	6.47	\$ 142,044.53	\$ 919,028	\$ 66,766	\$ 71,792
CH Dev LLC	272703000000011010	21.63	\$ 142,044.53	\$ 3,072,423	\$ 223,208	\$ 240,009
CH Dev LLC	272703713500010203	10.03	\$ 142,044.53	\$ 1,424,707	\$ 103,503	\$ 111,294
CH Dev LLC	272703713500010294	0.81	\$ 142,044.53	\$ 115,056	\$ 8,359	\$ 8,988
CH Dev LLC	272703713500010282	2.47	\$ 142,044.53	\$ 350,850	\$ 25,489	\$ 27,407
CH Dev LLC	272703713500010220	9.78	\$ 142,044.53	\$ 1,389,195	\$ 100,924	\$ 108,520
CH Dev LLC	272703713500010231	18.26	\$ 142,044.53	\$ 2,593,733	\$ 188,432	\$ 202,615
CH Dev LLC	272702713000030172	20.13	\$ 142,044.53	\$ 2,859,356	\$ 207,729	\$ 223,365

			Par Per Undeveloped Acre	Total Par Allocated	Net Annual Assessment Allocation	Gross Annual Assessment Allocation
Lowey Watters Investors LLC	272702713000040170	9.44	\$ 142,044.53	\$ 1,340,900	\$ 97,415	\$ 104,747
Northeast Polk Land Investments LLC	272702713000040310	9.45	\$ 142,044.53	\$ 1,342,321	\$ 97,518	\$ 104,858
Northeast Polk Land Investments LLC	272703713500020070	9.66	\$ 142,044.53	\$ 1,372,150	\$ 99,685	\$ 107,188
GLK Real Estate LLC	272710730000010901	5.48	\$ 142,044.53	\$ 778,404	\$ 56,550	\$ 60,807
GLK Real Estate LLC	272710730000011202	7.41	\$ 142,044.53	\$ 1,052,550	\$ 76,467	\$ 82,222
Northeast Polk Land Investments LLC	272710730000012000	13.23	\$ 142,044.53	\$ 1,879,249	\$ 136,525	\$ 146,802
Cassidy Property Investments LLC	272710730000012200	9.67	\$ 142,044.53	\$ 1,373,571	\$ 99,788	\$ 107,299
Cassidy Property Investments LLC	272710730000020500	9.59	\$ 142,044.53	\$ 1,362,207	\$ 98,963	\$ 106,412
Cassidy Property Investments LLC	272710733500006011	0.32	\$ 142,044.53	\$ 45,454	\$ 3,302	\$ 3,551
Flanagan Kenneth Walter Jr	272702713000040190	9.66	\$ 142,044.53	\$ 1,372,150	\$ 99,685	\$ 107,188
Smith Gerald S	272702713000040210	9.63	\$ 142,044.53	\$ 1,367,889	\$ 99,376	\$ 106,856
Smith Gerald S	272702713000040230	9.45	\$ 142,044.53	\$ 1,342,321	\$ 97,518	\$ 104,858
Smith Gerald S	272702713000040251	4.71	\$ 142,044.53	\$ 669,030	\$ 48,604	\$ 52,263
Smith Gerald S	272702713000040260	3.00	\$ 142,044.53	\$ 426,134	\$ 30,958	\$ 33,288
CH Dev LLC	272710730000021201	3.94	\$ 142,044.53	\$ 559,655	\$ 40,658	\$ 43,719
Cassidy Property Investments LLC	272710730000022200	4.95	\$ 142,044.53	\$ 703,120	\$ 51,081	\$ 54,926
JMBI Real Estate	272710730000022700	9.90	\$ 142,044.53	\$ 1,406,241	\$ 102,162	\$ 109,851
Nielsen Jan Douglas	272715739500010050	9.81	\$ 142,044.53	\$ 1,393,457	\$ 101,233	\$ 108,853
Nielsen Jan Douglas	272715739500010011	19.13	\$ 142,044.53	\$ 2,717,312	\$ 197,410	\$ 212,269
Cassidy Property Investments LLC	272715740000000010	24.58	\$ 142,044.53	\$ 3,491,454	\$ 253,650	\$ 272,742
Barnhill Teresa Ann	272702713000030191	30.95	\$ 142,044.53	\$ 4,396,278	\$ 319,385	\$ 343,425
Williams Terry	272702713000030211	31.54	\$ 142,044.53	\$ 4,480,084	\$ 325,473	\$ 349,971
GLK Real Estate LLC	272710730000010904	0.54	\$ 142,044.53	\$ 76,704	\$ 5,572	\$ 5,992
JMBI REAL ESTATE LLC	272634710501002960	71.33	\$ 142,044.53	\$ 10,132,036	\$ 736,081	\$ 791,485
Unplatted Totals		406.95		\$ 57,805,019	\$ 4,199,472	\$ 4,515,561
<b>Totals</b>				<b>\$ 73,000,000</b>	<b>\$ 5,303,371</b>	<b>\$ 5,702,549</b>

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$5,303,371

Prepared by: Governmental Management Services - Central Florida, LLC

**SUPPLEMENTAL**  
**ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO**  
  
**FOR**  
  
**NORTH POWERLINE ROAD**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Date: May 18, 2022**

**Prepared by**

**Governmental Management Services - Central Florida, LLC**  
**219 E. Livingston St.**  
**Orlando, FL 32801**

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GMS-CF, LLC does not represent the North Powerline Road Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the North Powerline Road Community Development District with financial advisory services or offer investment advice in any form.



## **1.0 Introduction**

The North Powerline Road Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates issuing \$10,995,000 of tax-exempt bonds (the “Series 2022 Bonds”) for the purpose of financing certain infrastructure improvements for Phase 3 and Phase 4 (“Capital Improvement Plan”, also known as the Assessment Area Two Project) within the District more specifically described in the Third Amended and Restated Engineer’s Report for Capital Improvements dated February 2022 prepared by Absolute Engineering, Inc., as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvement Plan that benefit property owners within the District.

### **1.1 Purpose**

This Supplemental Assessment Methodology (the “Assessment Report”) supplements the Amended and Restated Master Assessment Methodology, dated January 19, 2022. The Assessment Report provides for an assessment methodology that allocates the Assessment Area Two Special Assessments to benefiting properties within the District boundaries known as Assessment Area Two. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report may be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance. This Assessment Report is designed to conform to the requirements of Chapters 190, 197 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

### **1.2 Background**

The District currently includes approximately 430.38 acres in Polk County, Florida. The development program for Assessment Area Two of the District currently envisions approximately 470 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Assessment Area Two Capital Improvement Plan will provide facilities that benefit certain property within Assessment Area Two of the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvement Plan.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the property within Assessment Area Two, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Assessment Area Two Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Assessment Area Two Capital Improvement Plan, there would be no infrastructure to support development of land within Assessment Area Two of the District. Without these improvements, development of the property within the Assessment Area Two of District would be prohibited by law.

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Assessment Area Two Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Assessment Area Two Capital Improvement Plan, which is designed solely to meet the needs of property within Assessment Area Two of the District. Properties outside of the Assessment Area Two of District boundaries do not depend upon the District's Assessment Area Two Capital Improvement Plan. The property owners within the District are therefore receiving special benefits not received by those outside the Assessment Area Two of the District's boundaries.

## **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

## **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Assessment Area Two Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$12,525,000. The District's Underwriter projects that financing costs required to fund a portion of the Assessment Area Two Capital Improvement Plan costs, the cost of issuance of the Assessment Area Two Bonds, the funding of a debt service reserve account and capitalized interest, is \$10,995,000. GLK Real Estate, LLC and CH Dev, LLC as developers (the "Developer") would fund any additional funds needed to complete the Assessment Area Two Capital Improvement Plan. Without the Assessment Area Two Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District anticipates issuing \$10,995,000 in Assessment Area Two Bonds to fund a portion of the District's Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$10,995,000 in debt to the properties benefiting from the Assessment Area Two Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within Assessment Area Two of the District. The District has approved an Engineer's Report that includes estimated construction costs for the Assessment Area Two Capital Improvement Plan needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$12,525,000. The size of the bond issue under current

market conditions needed to generate funds to pay for a portion of the Assessment Area Two Capital Improvement Plan and related costs was determined by the District's Underwriter to total \$10,995,000. It is anticipated that the District will issue less than the full cost to complete the Assessment Area Two Capital Improvement Plan. The Developer will pay the cost to complete the Assessment Area Two Capital Improvement Plan. This obligation is anticipated to be formalized by a Completion Agreement executed at the time of the issuance of bonds. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for Assessment Area Two of the District is completed. Until the platting process occurs, the Assessment Area Two Improvement Plan funded by Assessment Area Two District bonds benefits all developable property within Assessment Area Two of the District.

The initial assessments will be levied on an equal basis to all gross acreage within the Assessment Area Two of District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting equally from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the assessments will be approved to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0. Developer is contributing infrastructure to reduce par debt to bring debt allocations to target levels.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report may be supplemented from time to time.

## **2.3 Allocation of Benefit**

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There are two product types within the planned development. The single family 40/45' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). The Townhome lot is set at .5 ERU. Table 4 shows the allocation of benefit to the particular land uses. It is important to

note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Assessment Area Two Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Assessment Area Two Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public Improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Capital Improvement Plan have been apportioned to the property within the Assessable Parcels according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the Assessable Parcels will have a lien for the payment of any non-ad valorem special assessment more than the

determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Assessment Area Two Capital Improvement Plan is constructed.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within Phase 1 Assessment Area of the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of Assessment Area Two of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service, then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

### **4.0 Assessment Roll**

The District will initially distribute the liens across the 470 lots planned for the Assessment Area Two within the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

**TABLE 1**  
**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**DEVELOPMENT PROGRAM**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO**

Land Use	District	ERUs per Unit (1)	Total ERUs
Deer Run Phase 4- Single Family	162	1.00	162
Horse Creek Phase 3 - Townhome	300	0.5	150
Horse Creek Phase 3 - Single Family	8	1.00	8
<b>Total Units</b>	<b>470</b>		<b>320</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

\* Unit mix is subject to change based on marketing and other factors

**TABLE 2**  
**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL IMPROVEMENT PLAN COST ESTIMATES**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO**

Capital Improvement Plan ("CIP") (1)	Phase 3	Phase 4	Total
Offsite Improvements	\$ 819,867	\$ 1,297,418	\$ 2,117,285
Stormwater Management	\$ 1,379,692	\$ 2,183,327	\$ 3,563,019
Utilities (Water, Sewer, & Street Lighting)	\$ 1,258,392	\$ 1,991,374	\$ 3,249,766
Roadway	\$ 603,766	\$ 955,444	\$ 1,559,210
Entry Feature	\$ 66,803	\$ 105,713	\$ 172,516
Parks and Amenities	\$ 280,571	\$ 443,996	\$ 724,567
Contingencies	\$ 440,909	\$ 697,729	\$ 1,138,638
	\$ 4,850,000	\$ 7,675,000	\$ 12,525,000

(1) A detailed description of these improvements is provided in the Third Amended and Restated Engineer's Report dated February 2022

Prepared by: Governmental Management Services - Central Florida, LLC



**TABLE 3**  
**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**BOND SIZING**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO**

<b>Description</b>	<b>Total</b>
Construction Funds - Deer Run	\$ 6,110,936
Construction Funds - Horse Creek	\$ 3,488,049
Debt Service Reserve	\$ 735,600
Capitalized Interest	\$ 240,516
Underwriters Discount	\$ 219,900
Cost of Issuance	\$ 200,000
<b>Par Amount*</b>	<b>\$ 10,995,000</b>

<b>Bond Assumptions:</b>	
Average Coupon	5.25%
Amortization	30 years
Capitalized Interest	5 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF IMPROVEMENT COSTS  
SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements		Improvement Costs Per Unit
					Costs Per Product Type	Type	
Deer Run Phase 4- Single Family	162	1.00	162	50.63%	\$	4,850,000	\$ 29,938
Horse Creek Phase 3 - Townhome	300	0.50	150	46.88%	\$	7,286,392	\$ 24,288
Horse Creek Phase 3 - Single Famil	8	1.00	8	2.50%	\$	388,608	\$ 48,576
Totals	470		320	100.00%	\$	12,525,000	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE  
SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO

Land Use	No. of Units *	Total Improvements		Par Debt at Issue		Par Debt Per					
		Costs Per Product	Type	Per Product Type -		Product Type After					
				Before Developer	Developer	Developer	Contribution	Per Unit	Revised Par		
				Contribution	Contribution	Contribution					
Deer Run Phase 4- Single Family	162	\$	4,850,000	\$	7,384,310	\$	3,388,097	\$	3,996,213	\$	24,668
Horse Creek Phase 3 - Townhome	300	\$	7,286,392	\$	6,837,324	\$	-	\$	6,837,324	\$	22,791
Horse Creek Phase 3 - Single Family	8	\$	388,608	\$	364,657	\$	203,194	\$	161,463	\$	20,183
Totals	462	\$	12,525,000	\$	14,586,291	\$	3,591,291	\$	10,995,000		

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 6**  
**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO**

Land Use	No. of Units *	Allocation of Par		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment		Gross Annual Debt Assessment	
		Debt Per Product Type	Debt Type			Per Unit	Assessment	Per Unit (1)	Assessment
Deer Run Phase 4- Single Family	162	\$ 3,996,213	\$	24,668	\$ 267,300	\$ 1,650	\$	1,774	\$
Horse Creek Phase 3 - Townhome	300	\$ 6,837,324	\$	22,791	\$ 457,500	\$ 1,525	\$	1,640	\$
Horse Creek Phase 3 - Single Family	8	\$ 161,463	\$	20,183	\$ 10,800	\$ 1,350	\$	1,452	\$
<b>Totals</b>	<b>470</b>	<b>\$ 10,995,000</b>	<b>\$</b>		<b>\$ 735,600</b>				

(1) This amount includes an estimated 7% collection fees and early payment discounts when collected on the Polk County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

**TABLE 7**  
**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**PRELIMINARY ASSESSMENT ROLL**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY - ASSESSMENT AREA TWO**

Owner	Property ID #'s	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
CH DEV LLC	See attached legal	53.14	\$122,319	\$ 6,499,781	\$ 434,856	\$ 467,587
GLK REAL ESTATE, LLC	27-27-10-730000-012000	13.23	\$122,319	\$ 1,618,279	\$ 108,268	\$ 116,417
GLK REAL ESTATE, LLC	27-27-10-733500-006011	0.32	\$122,319	\$ 39,142	\$ 2,619	\$ 2,816
GLK REAL ESTATE, LLC	27-27-10-730000-020500	9.59	\$122,319	\$ 1,173,038	\$ 78,480	\$ 84,387
GLK REAL ESTATE, LLC	27-27-10-730000-012200	9.67	\$122,319	\$ 1,182,824	\$ 79,135	\$ 85,091
GLK REAL ESTATE, LLC	27-27-10-730000-021201	3.94	\$122,319	\$ 481,936	\$ 32,243	\$ 34,670
<b>Totals</b>		<b>89.89</b>		<b>\$ 10,995,000</b>	<b>\$ 735,600</b>	<b>\$ 790,968</b>

(1) This amount includes an estimated 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	5.25%
Maximum Annual Debt Service	\$735,600

Prepared by: Governmental Management Services - Central Florida, LLC



**Exhibit C**

**Legal Description of Series 2022 Assessment Area**

**Exhibit C (CONTINUED)**

**Legal Description of Series 2022 Assessment Area**

**Exhibit D:** Maturities and Coupons of Series 2022 Bonds



**Exhibit E:** Sources and Uses of Funds for Series 2022 Bonds

**Exhibit F:** Annual Debt Service Payment Due on Series 2022 Bonds

## SECTION VII

## RESOLUTION 2022-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the North Powerline Road Community Development District ("**District**") prior to June 15, 2022, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," located at Governmental Management Services-CF, LLC, 219 East Livingston Street, Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Wednesday, August 17, 2022  
HOUR: 1:30 PM  
LOCATION: 346 E. Central Ave.  
Winter Haven, FL 33880

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Davenport, Florida and Polk County, Florida at least 60 days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

**7. MAILED NOTICE.** Notice of the public hearing on the imposition of special assessments to annually fund the District's operation and maintenance costs shall also be made by First Class U.S. Mail at least 30 days prior to the date of the public hearing.

**8. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**9. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 18th DAY OF MAY 2022.**

ATTEST:

**NORTH POWERLINE ROAD COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Chair/Vice Chair

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

***Proposed Budget***  
***FY2023***



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**3-7** General Fund Narrative

**8** Capital Reserve Fund

**9** Series 2020 Debt Service Fund

**10** Series 2020 Amortization Schedule

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

Description	Adopted Budget FY2022	Actuals Thru 4/30/22	Projected Next 5 Months	Total Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - Tax Roll	\$ 194,089	\$ 192,607	\$ 1,482	\$ 194,089	\$ 371,728
Assessments - Direct Bill (Platted)	\$ 178,956	\$ 658	\$ -	\$ 658	\$ 153,297
Assessments - Direct Bill (Unplatted)	\$ 61,385	\$ -	\$ -	\$ -	\$ 25,589
Assessments - Lot Closings	\$ -	\$ 178,299	\$ 61,384	\$ 239,683	\$ -
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ 114,111
Boundary Amendment Contributions	\$ -	\$ 12,164	\$ -	\$ 12,164	\$ -
Interest	\$ -	\$ 12	\$ -	\$ 12	\$ -
<b>Total Revenues</b>	<b>\$ 434,430</b>	<b>\$ 383,740</b>	<b>\$ 62,866</b>	<b>\$ 446,606</b>	<b>\$ 664,725</b>

**Expenditures**

*Administrative*

Supervisor Fees	\$ 12,000	\$ 4,800	\$ 5,000	\$ 9,800	\$ 12,000
Engineering	\$ 20,000	\$ 1,528	\$ 5,000	\$ 6,528	\$ 20,000
Attorney	\$ 30,000	\$ 16,364	\$ 12,500	\$ 28,864	\$ 30,000
Annual Audit	\$ 5,500	\$ -	\$ 4,600	\$ 4,600	\$ 5,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 1,350	\$ 450	\$ -	\$ 450	\$ 1,350
Dissemination	\$ 7,000	\$ 3,017	\$ 2,083	\$ 5,100	\$ 7,000
Trustee Fees	\$ 10,650	\$ 4,041	\$ -	\$ 4,041	\$ 12,500
Management Fees	\$ 36,050	\$ 21,029	\$ 15,021	\$ 36,050	\$ 37,853
Information Technology	\$ 1,800	\$ 1,050	\$ 750	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 700	\$ 500	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ 125	\$ 125	\$ 300
Postage & Delivery	\$ 1,000	\$ 423	\$ 417	\$ 840	\$ 1,000
Insurance	\$ 6,000	\$ 5,570	\$ -	\$ 5,570	\$ 6,684
Printing & Binding	\$ 1,000	\$ 128	\$ 417	\$ 544	\$ 1,000
Legal Advertising	\$ 10,000	\$ 7,217	\$ 5,000	\$ 12,217	\$ 10,000
Other Current Charges	\$ 5,000	\$ 299	\$ 225	\$ 524	\$ 5,000
Boundary Amendment Expenses	\$ -	\$ 11,689	\$ 475	\$ 12,164	\$ -
Office Supplies	\$ 625	\$ 21	\$ 260	\$ 282	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 600
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 155,310</b>	<b>\$ 83,500</b>	<b>\$ 52,373</b>	<b>\$ 135,873</b>	<b>\$ 159,587</b>



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

Description	Adopted Budget FY2022	Actuals Thru 4/30/22	Projected Next 5 Months	Total Thru 9/30/22	Proposed Budget FY2023
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Property Insurance	\$ 5,000	\$ 5,948	\$ -	\$ 5,948	\$ 20,000
Field Management	\$ 15,000	\$ 5,625	\$ 6,250	\$ 11,875	\$ 15,750
Landscape Maintenance	\$ 80,000	\$ 14,838	\$ 14,952	\$ 29,790	\$ 95,000
Landscape Replacement	\$ 5,000	\$ -	\$ 2,083	\$ 2,083	\$ 25,000
Lake Maintenance	\$ 12,000	\$ 1,777	\$ 4,414	\$ 6,190	\$ 21,600
Streetlights	\$ 48,000	\$ 18,905	\$ 15,296	\$ 34,201	\$ 75,000
Electric	\$ 3,600	\$ 3,732	\$ 1,750	\$ 5,482	\$ 7,500
Water & Sewer	\$ 2,400	\$ -	\$ -	\$ -	\$ 2,400
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,042	\$ 1,042	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 117	\$ 2,083	\$ 2,201	\$ 5,000
General Repairs & Maintenance	\$ 5,000	\$ -	\$ 2,083	\$ 2,083	\$ 15,000
Contingency	\$ 7,500	\$ 119	\$ 3,125	\$ 3,244	\$ 7,500
<b>Subtotal Field Expenditures</b>	<b>\$ 191,000</b>	<b>\$ 51,061</b>	<b>\$ 53,078</b>	<b>\$ 104,139</b>	<b>\$ 292,250</b>
<b>Amenity Expenditures</b>					
Amenity - Electric	\$ 14,400	\$ 1,697	\$ 6,000	\$ 7,697	\$ 14,400
Amenity - Water	\$ 3,500	\$ 908	\$ 1,500	\$ 2,408	\$ 4,000
Playground Lease	\$ 14,000	\$ -	\$ 9,563	\$ 9,563	\$ 28,688
Internet	\$ 3,000	\$ 303	\$ 505	\$ 808	\$ 2,000
Pest Control	\$ 720	\$ 456	\$ -	\$ 456	\$ 600
Janitorial Services	\$ 8,500	\$ 904	\$ 2,750	\$ 3,654	\$ 7,500
Security Services	\$ 7,500	\$ 5,589	\$ -	\$ 5,589	\$ 34,000
Pool Maintenance	\$ 18,000	\$ 4,500	\$ 7,500	\$ 12,000	\$ 20,000
Amenity Access Management	\$ 5,000	\$ 833	\$ 2,083	\$ 2,917	\$ 5,000
Amenity Repairs & Maintenance	\$ 1,000	\$ 160	\$ 417	\$ 577	\$ 15,000
Contingency	\$ 7,500	\$ -	\$ 3,125	\$ 3,125	\$ 7,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 83,120</b>	<b>\$ 15,349</b>	<b>\$ 33,443</b>	<b>\$ 48,792</b>	<b>\$ 138,688</b>
<b><i>Total Operations &amp; Maintenance</i></b>	<b>\$ 274,120</b>	<b>\$ 66,410</b>	<b>\$ 86,521</b>	<b>\$ 152,931</b>	<b>\$ 430,938</b>
<i>Other Expenditures</i>					
Capital Reserves	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 74,200
<b><i>Total Other Expenditures</i></b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ 74,200</b>
<b>Total Expenditures</b>	<b>\$ 434,430</b>	<b>\$ 149,910</b>	<b>\$ 143,894</b>	<b>\$ 293,804</b>	<b>\$ 664,725</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 233,830</b>	<b>\$ (81,028)</b>	<b>\$ 152,802</b>	<b>\$ -</b>

Product	ERU's	Assessable Units	ERU/Unit	Net Total	Net Per Unit	Gross Per Unit
Phase 1 - Tax Roll	295.00	295	1.00	\$194,088.33	\$657.93	\$707.45
Phase 2 - Tax Roll	270.00	270	1.00	\$177,640.16	\$657.93	\$707.45
Phase 3 - Direct - Single Family	8.00	8	1.00	\$5,263.41	\$657.93	\$707.45
Phase 3 - Direct - Townhomes	225.00	300	0.75	\$148,033.47	\$493.44	\$530.59
Phase 4 - Direct	38.89	162	0.24	\$25,588.61	\$157.95	\$169.84
Phase 5 - Developer Contributions	111.04	532	0.21	\$73,052.96	\$137.32	\$147.65
Phase 6 - Developer Contributions	62.41	299	0.21	\$41,057.96	\$137.32	\$147.65
<b>1010.33</b>	<b>1866</b>			<b>\$664,724.90</b>		

# North Powerline Road

## Community Development District

### General Fund Budget

#### **Revenues:**

##### **Assessments**

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

##### **Developer Contributions**

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures relating to Phase 5 & 6 for the Fiscal Year.

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#### **Expenditures:**

##### **General & Administrative:**

##### **Supervisor Fees**

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

##### **Engineering**

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

##### **Attorney**

The District's legal counsel, KE Law PLLC, will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

##### **Annual Audit**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted Grau & Associates.

##### **Assessment Administration**

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District. The District has contracted with Governmental Management Services – Central Florida LLC.

##### **Arbitrage**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 bonds and two other anticipated bond issuances.

# **North Powerline Road**

## **Community Development District**

### **General Fund Budget**

#### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 bonds and two other anticipated bond issuances. The District is contracted with Governmental Management Services – Central Florida LLC.

#### Trustee Fees

The District will incur trustee related costs with the issuance of its issued bonds with US Bank.

#### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### Information Technology

Represents costs with Governmental Management Services – Central Florida LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

#### Website Maintenance

Represents the costs with Governmental Management Services – Central Florida LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### Telephone

Telephone and fax machine.

#### Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### Insurance

The District's general liability and public official's liability insurance coverages with EGIS Insurance Advisors.

#### Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

# North Powerline Road

## Community Development District

### General Fund Budget

#### Legal Advertising

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

#### Other Current Charges

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

#### Office Supplies

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

#### Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

#### Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

#### **Operations & Maintenance:**

##### **Field Expenditures**

#### Property Insurance

The District's property insurance coverages.

#### Field Management

Represents the costs of contracting services with Governmental Management Services – Central Florida LLC to provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

#### Landscape Maintenance

Represents the maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Prince & Sons, Inc. to provide these services.

#### Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

#### Lake Maintenance

Represents the cost of contracting aquatic weed control services that maintain the lakes located within the District. The District is contracted with Aquagenix for this service.

# **North Powerline Road**

## **Community Development District**

### **General Fund Budget**

#### Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

#### Electric

Represents current and estimated electric charges of common areas throughout the District.

#### Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

#### Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

#### Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

#### General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

#### Contingency

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

### **Amenity Expenditures**

#### Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

#### Amenity - Water

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

#### Playground Lease

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

#### Internet

Internet service for use at the Amenity Center.

# **North Powerline Road**

## **Community Development District**

### **General Fund Budget**

#### *Pest Control*

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

#### *Janitorial Services*

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

#### *Security Services*

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

#### *Pool Maintenance*

Represents estimated costs of regular cleaning and treatments of the District's pool contracted with Resort Pool Services.

#### *Amenity Access Management*

Represents the cost of managing and monitoring access to the District's amenity facilities with services from Governmental Management Services – Central Florida LLC.

#### *Amenity Repairs & Maintenance*

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

#### *Contingency*

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

#### ***Other Expenses:***

#### *Capital Reserves*

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

**North Powerline Road**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2022	Actuals Thru 4/30/22	Projected Next 5 Months	Total Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Transfer In - General Fund	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 74,200
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 5,000
<b>Total Revenues</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ 79,200</b>
<b>Expenditures</b>					
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ 79,200</b>

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

Description	Adopted Budget FY2022	Actuals Thru 4/30/22	Projected Next 5 Months	Total Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Assessments - Tax Roll	\$ 357,687	\$ 354,956	\$ 2,731	\$ 357,687	\$ 713,735
Assessments - Direct Bill	\$ 356,049	\$ -	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ 356,148	\$ -	\$ 356,148	\$ -
Assessments - Prepayments	\$ -	\$ 21,501	\$ -	\$ 21,501	\$ -
Interest	\$ -	\$ 29	\$ -	\$ 29	\$ -
Carry Forward Surplus	\$ 232,926	\$ 589,814	\$ -	\$ 589,814	\$ 252,439
<b>Total Revenues</b>	<b>\$ 946,662</b>	<b>\$ 1,322,448</b>	<b>\$ 2,731</b>	<b>\$ 1,325,179</b>	<b>\$ 966,174</b>
<b><u>Expenditures</u></b>					
Interest Expense - 11/1	\$ 232,922	\$ 232,922	\$ -	\$ 232,922	\$ 229,241
Principal Expense - 5/1	\$ 250,000	\$ -	\$ 250,000	\$ 250,000	\$ 255,000
Interest Expense - 5/1	\$ 232,922	\$ -	\$ 232,922	\$ 232,922	\$ 229,241
<b>Total Expenditures</b>	<b>\$ 715,844</b>	<b>\$ 232,922</b>	<b>\$ 482,922</b>	<b>\$ 715,844</b>	<b>\$ 713,481</b>
<b><u>Other Financing Uses</u></b>					
Transfer Out	\$ -	\$ 356,896	\$ -	\$ 356,896	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 356,896</b>	<b>\$ -</b>	<b>\$ 356,896</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 230,818</b>	<b>\$ 732,630</b>	<b>\$ (480,191)</b>	<b>\$ 252,439</b>	<b>\$ 252,693</b>

Interest Expense 11/1	\$ 225,894
<b>Total</b>	<b>\$ 225,894</b>

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 1	295	\$ 357,687	\$1,212	\$1,304
Single Family - Phase 2	272	\$ 356,049	\$1,309	\$1,408
	567	\$ 713,735		



**North Powerline Road**  
**Community Development District**  
**Series 2020 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/22	\$ 12,415,000.00	\$ -	\$ 229,240.63	\$ 229,240.63
05/01/23	\$ 12,415,000.00	\$ 255,000.00	\$ 229,240.63	\$ -
11/01/23	\$ 12,160,000.00	\$ -	\$ 225,893.75	\$ 710,134.38
05/01/24	\$ 12,160,000.00	\$ 260,000.00	\$ 225,893.75	\$ -
11/01/24	\$ 11,900,000.00	\$ -	\$ 222,481.25	\$ 708,375.00
05/01/25	\$ 11,900,000.00	\$ 270,000.00	\$ 222,481.25	\$ -
11/01/25	\$ 11,630,000.00	\$ -	\$ 218,937.50	\$ 711,418.75
05/01/26	\$ 11,630,000.00	\$ 275,000.00	\$ 218,937.50	\$ -
11/01/26	\$ 11,355,000.00	\$ -	\$ 214,640.63	\$ 708,578.13
05/01/27	\$ 11,355,000.00	\$ 285,000.00	\$ 214,640.63	\$ -
11/01/27	\$ 11,070,000.00	\$ -	\$ 210,187.50	\$ 709,828.13
05/01/28	\$ 11,070,000.00	\$ 295,000.00	\$ 210,187.50	\$ -
11/01/28	\$ 10,775,000.00	\$ -	\$ 205,578.13	\$ 710,765.63
05/01/29	\$ 10,775,000.00	\$ 305,000.00	\$ 205,578.13	\$ -
11/01/29	\$ 10,470,000.00	\$ -	\$ 200,812.50	\$ 711,390.63
05/01/30	\$ 10,470,000.00	\$ 315,000.00	\$ 200,812.50	\$ -
11/01/30	\$ 10,155,000.00	\$ -	\$ 195,890.63	\$ 711,703.13
05/01/31	\$ 10,155,000.00	\$ 325,000.00	\$ 195,890.63	\$ -
11/01/31	\$ 9,830,000.00	\$ -	\$ 190,000.00	\$ 710,890.63
05/01/32	\$ 9,830,000.00	\$ 335,000.00	\$ 190,000.00	\$ -
11/01/32	\$ 9,495,000.00	\$ -	\$ 183,928.13	\$ 708,928.13
05/01/33	\$ 9,495,000.00	\$ 350,000.00	\$ 183,928.13	\$ -
11/01/33	\$ 9,145,000.00	\$ -	\$ 177,584.38	\$ 711,512.50
05/01/34	\$ 9,145,000.00	\$ 360,000.00	\$ 177,584.38	\$ -
11/01/34	\$ 8,785,000.00	\$ -	\$ 171,059.38	\$ 708,643.75
05/01/35	\$ 8,785,000.00	\$ 375,000.00	\$ 171,059.38	\$ -
11/01/35	\$ 8,410,000.00	\$ -	\$ 164,262.50	\$ 710,321.88
05/01/36	\$ 8,410,000.00	\$ 390,000.00	\$ 164,262.50	\$ -
11/01/36	\$ 8,020,000.00	\$ -	\$ 157,193.75	\$ 711,456.25
05/01/37	\$ 8,020,000.00	\$ 405,000.00	\$ 157,193.75	\$ -
11/01/37	\$ 7,615,000.00	\$ -	\$ 149,853.13	\$ 712,046.88
05/01/38	\$ 7,615,000.00	\$ 420,000.00	\$ 149,853.13	\$ -
11/01/38	\$ 7,195,000.00	\$ -	\$ 142,240.63	\$ 712,093.75
05/01/39	\$ 7,195,000.00	\$ 435,000.00	\$ 142,240.63	\$ -
11/01/39	\$ 6,760,000.00	\$ -	\$ 134,356.25	\$ 711,596.88
05/01/40	\$ 6,760,000.00	\$ 450,000.00	\$ 134,356.25	\$ -
11/01/40	\$ 6,310,000.00	\$ -	\$ 126,200.00	\$ 710,556.25
05/01/41	\$ 6,310,000.00	\$ 465,000.00	\$ 126,200.00	\$ -
11/01/41	\$ 5,845,000.00	\$ -	\$ 116,900.00	\$ 708,100.00
05/01/42	\$ 5,845,000.00	\$ 485,000.00	\$ 116,900.00	\$ -
11/01/42	\$ 5,360,000.00	\$ -	\$ 107,200.00	\$ 709,100.00
05/01/43	\$ 5,360,000.00	\$ 505,000.00	\$ 107,200.00	\$ -
11/01/43	\$ 4,855,000.00	\$ -	\$ 97,100.00	\$ 709,300.00
05/01/44	\$ 4,855,000.00	\$ 525,000.00	\$ 97,100.00	\$ -
11/01/44	\$ 4,330,000.00	\$ -	\$ 86,600.00	\$ 708,700.00
05/01/45	\$ 4,330,000.00	\$ 545,000.00	\$ 86,600.00	\$ -
11/01/45	\$ 3,785,000.00	\$ -	\$ 75,700.00	\$ 707,300.00
05/01/46	\$ 3,785,000.00	\$ 570,000.00	\$ 75,700.00	\$ -
11/01/46	\$ 3,215,000.00	\$ -	\$ 64,300.00	\$ 710,000.00
05/01/47	\$ 3,215,000.00	\$ 595,000.00	\$ 64,300.00	\$ -
11/01/47	\$ 2,620,000.00	\$ -	\$ 52,400.00	\$ 711,700.00
05/01/48	\$ 2,620,000.00	\$ 615,000.00	\$ 52,400.00	\$ -
11/01/48	\$ 2,005,000.00	\$ -	\$ 40,100.00	\$ 707,500.00
05/01/49	\$ 2,005,000.00	\$ 640,000.00	\$ 40,100.00	\$ -
11/01/49	\$ 1,365,000.00	\$ -	\$ 27,300.00	\$ 707,400.00
05/01/50	\$ 1,365,000.00	\$ 670,000.00	\$ 27,300.00	\$ -
11/01/50	\$ 695,000.00	\$ -	\$ 13,900.00	\$ 711,200.00
05/01/51	\$ 695,000.00	\$ 695,000.00	\$ 13,900.00	\$ 708,900.00
		\$ 12,415,000.00	\$ 8,403,681.25	\$ 20,818,681.25

## SECTION VIII

## SECTION C

# North Powerline Road CDD

## Field Management Report



May 18th, 2022  
Clayton Smith  
Field Services Manager  
GMS

# Complete

## Amenity Review

- ✚ Monitoring facilities weekly.
- ✚ New annuals planted.
- ✚ Coordinating palm injection plan.





# Complete

## Landscape Review and General Maint

- + Monitoring ponds with aquatics vendor.
- + Phase 2 cattail treatments are showing results



# Complete

## Landscape Review and General Maint

- ✚ Monitoring area with landscaper.
- ✚ Annuals installed in entrance beds.



# In Progress

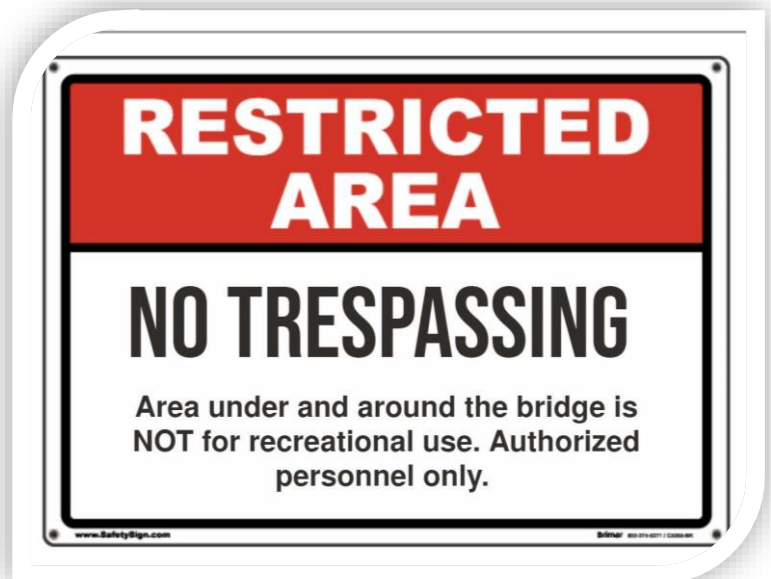
## Lighting Review at Mailboxes

- + Gathering materials for solar light install.
- + Once materials arrive, lights will be installed.



## Bridge Signs

- + Bridge signs are ordered and will be installed once they arrive.

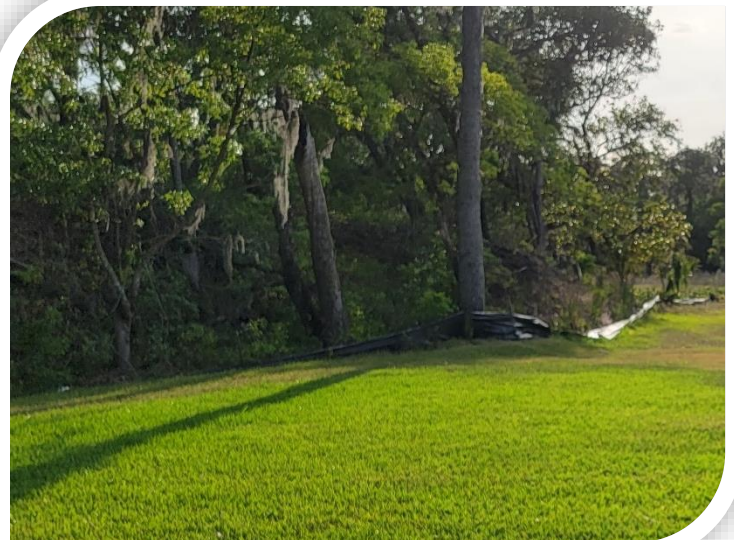




# Site Items

## Trees & Pool Maintenance

- ✚ Monitoring site issues.
- ✚ Erosion along pond bank from construction.
- ✚ Old silt fences.



# 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](mailto:csmith@gmscfl.com). Thank you.

Respectfully,  
Clayton Smith

# SECTION D

# SECTION 1

# North Powerline Road Community Development District

## Summary of Checks

March 9, 2022 to May 6, 2022

Bank	Date	Check No.'s		Amount
General Fund	3/9/22	291 - 294	\$	8,227.71
	3/17/22	295 - 297	\$	12,966.06
	3/24/22	298 - 302	\$	1,244.13
	3/25/22	303	\$	288,835.01
	3/31/22	304	\$	4,070.50
	4/7/22	305 - 307	\$	4,843.99
	4/14/22	308 - 310	\$	9,810.19
	4/22/22	311	\$	1,277.69
	4/27/22	312 - 317	\$	1,936.41
	5/4/22	318	\$	2,390.70
	5/5/22	319 - 322	\$	3,407.76
			\$	<b>339,010.15</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/09/22	00014	2/28/22 021033	202202 310-51300-31100	ENGINEER SERVICE FEB 22	*	1,175.00	
				ABSOLUTE ENIGNEERING INC			1,175.00 000291
3/09/22	00029	3/20/22 00044119	202202 310-51300-48000	SPECIAL ASSESSMENT	*	2,302.00	
		3/20/22 00044119	202202 310-51300-48000	NOTICE OF UNIFORM METHOD	*	1,322.04	
		3/20/22 00044119	202202 310-51300-48000	NOT OF BOS MEETING FEB 22	*	311.35	
				CA FLORIDA HOLDINGS, LLC			3,935.39 000292
3/09/22	00034	2/21/22 5479	202202 320-53800-47300	LATERAL BREAK 02/21/22	*	117.32	
				PRINCE & SONS INC.			117.32 000293
3/09/22	00050	1/31/22 15554	202202 330-57200-48500	POOL MAINTENANCE - FEB 22	*	1,500.00	
		2/28/22 15741	202203 330-57200-48500	POOL MAINTENANCE - MAR 22	*	1,500.00	
				RESORT POOL SERVICES DBA			3,000.00 000294
3/17/22	00006	2/28/22 54	202201 330-57200-48000	POOL GATE LATCH/PADLOCK	*	160.00	
		3/01/22 52	202203 310-51300-34000	MANAGEMENT FEES - MAR 22	*	3,004.17	
		3/01/22 52	202203 310-51300-35200	WEBSITE MANAGEMENT-MAR 22	*	100.00	
		3/01/22 52	202203 310-51300-35100	INFORMATION TECH - MAR 22	*	150.00	
		3/01/22 52	202203 310-51300-31300	DISSEMINATION SVCS-MAR 22	*	416.67	
		3/01/22 52	202203 330-57200-48300	AMENITY ACCESS - MAR 22	*	416.67	
		3/01/22 52	202203 310-51300-51000	OFFICE SUPPLIES	*	2.98	
		3/01/22 52	202203 310-51300-42000	POSTAGE	*	48.67	
		3/01/22 52	202203 310-51300-42500	COPIES	*	12.30	
		3/01/22 53	202203 320-53800-34000	FIELD MANAGEMENT - MAR 22	*	1,250.00	
		3/01/22 53	202203 320-53800-49000	LOWES	*	94.05	
				GOVERNMENTAL MANAGEMENT SERVICES			5,655.51 000295
				NPRC NORTH POWER LI MBYINGTON			

\*\*\* CHECK DATES 03/09/2022 - 05/06/2022 \*\*\*  
 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 #
3/17/22	00032	2/10/22 1321	202201 310-51300-49100		*	337.63	
			BOUNDARY AMENDMENT #3				
		3/11/22 1653	202202 310-51300-31500		*	3,982.50	
			GEN.COUNSEL/MTHLY MEETING				
				KE LAW GROUP, PLLC			4,320.13 000296
3/17/22	00034	3/01/22 5539	202203 320-53800-46200		*	2,990.42	
			LAWN MAINTENANCE - MAR 22				
				PRINCE & SONS INC.			2,990.42 000297
3/24/22	00001	3/16/22 AR031620	202203 310-51300-11000		*	200.00	
			SUPERVISOR FEE 03/16/22				
				ANDREW RHINEHART			200.00 000298
3/24/22	00049	3/01/22 12457	202203 320-53800-47000		*	444.13	
			LAKE MAINTENANCE - MAR 22				
				AQUAGENIX			444.13 000299
3/24/22	00008	3/16/22 KC031620	202203 310-51300-11000		*	200.00	
			SUPERVISOR FEE 03/16/22				
				KEVIN CHINOY			200.00 000300
3/24/22	00009	3/16/22 LS031620	202203 310-51300-11000		*	200.00	
			SUPERVISOR FEE 03/16/22				
				LAUREN SCHWENK			200.00 000301
3/24/22	00028	3/16/22 PM031620	202203 310-51300-11000		*	200.00	
			SUPERVISOR FEE 03/16/22				
				PATRICK MARONE			200.00 000302
3/25/22	00044	3/25/22 03252022	202203 300-20700-10200		*	288,835.01	
			ASSMNT TRANSFER - S2020				
				NORTH POWERLINE ROAD CDD C/O USBANK			288,835.01 000303
3/31/22	00032	3/12/22 1657	202202 310-51300-49100		*	4,070.50	
			BOUNDARY AMENDMENT #3				
				KE LAW GROUP, PLLC			4,070.50 000304
4/07/22	00051	3/24/22 7090	202203 330-57200-48200		*	353.57	
			MTHLY CLEANING SVC-MAR 22				
				CSS CLEAN STAR SERVICES CENTRAL FL			353.57 000305
4/07/22	00034	4/01/22 5682	202204 320-53800-46200		*	2,990.42	
			LAWN MAINTENANCE - APR 22				
				PRINCE & SONS INC.			2,990.42 000306

NPRC NORTH POWER LI MBYINGTON

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 5/11/22		PAGE 3		
*** CHECK DATES 03/09/2022 - 05/06/2022 ***		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 #		
4/07/22	00050	4/01/22	15828	202204	330-57200-48500		*	1,500.00			
		POOL MAINTENANCE - APR 22				RESORT POOL SERVICES DBA			1,500.00	000307	
4/14/22	00052	4/08/22	1	202204	310-51300-31300		*	100.00			
		AMORT SCHED S20 5/1/22				DISCLOSURE SERVICES LLC			100.00	000308	
4/14/22	00006	4/01/22	55	202204	310-51300-34000		*	3,004.17			
		MANAGEMENT FEES - APR 22									
		4/01/22	55	202204	310-51300-35200		*	100.00			
		WEBSITE MANAGEMENT-APR 22									
		4/01/22	55	202204	310-51300-35100		*	150.00			
		INFORMATION TECH - APR 22									
		4/01/22	55	202204	310-51300-31300		*	416.67			
		DISSEMINATION SVCS-APR 22									
		4/01/22	55	202204	330-57200-48300		*	416.67			
		AMENITY ACCESS - APR 22									
		4/01/22	55	202204	310-51300-51000		*	3.70			
		OFFICE SUPPLIES									
		4/01/22	55	202204	310-51300-42000		*	21.20			
		POSTAGE									
		4/01/22	56	202204	320-53800-34000		*	1,250.00			
		FIELD MANAGEMENT - APR 22				GOVERNMENTAL MANAGEMENT SERVICES			5,362.41	000309	
4/14/22	00032	4/12/22	1970	202203	310-51300-31500		*	4,347.78			
		GEN.COUNSEL/MTHLY MEETING				KE LAW GROUP, PLLC			4,347.78	000310	
4/22/22	00044	4/22/22	04222022	202204	300-20700-10200		*	1,277.69			
		ASSESSMENT TXFER - S2020				NORTH POWERLINE ROAD CDD C/O USBANK			1,277.69	000311	
4/27/22	00004	4/22/22	15488	202203	320-53800-45000		*	23.00			
		FY22 POLICY CHANGE				EGIS INSURANCE ADVISORS, LLC			23.00	000312	
4/27/22	00008	4/20/22	KC042020	202204	310-51300-11000		*	200.00			
		SUPERVISOR FEE 04/20/22				KEVIN CHINOY			200.00	000313	
4/27/22	00029	4/20/22	00044801	202203	310-51300-48000		*	292.19			
		AMENITY POLICIES									
		4/20/22	00044801	202203	310-51300-48000		*	565.22			
		NOT OF RULEMAKING AMENITY				CA FLORIDA HOLDINGS, LLC			857.41	000314	
						NPRC NORTH POWER LI MBYINGTON					



\*\*\* CHECK DATES 03/09/2022 - 05/06/2022 \*\*\*  
 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 #
4/27/22	00053	3/17/22 03172022	202203 330-57200-48100	FY22 PEST PREVENTION	*	456.00	
				MASSEY SERVICES INC.			456.00 000315
4/27/22	00028	4/20/22 PM042020	202204 310-51300-11000	SUPERVISOR FEE 04/20/22	*	200.00	
				PATRICK MARONE			200.00 000316
4/27/22	00011	4/20/22 RH042020	202204 310-51300-11000	SUPERVISOR FEE 04/20/22	*	200.00	
				RENNIE HEATH			200.00 000317
5/04/22	00054	5/01/22 05012022	202205 330-57200-48400	LEASE AGREEMENT - MAY22	*	2,390.70	
				WHFS, LLC			2,390.70 000318
5/05/22	00049	4/01/22 13875	202204 320-53800-47000	LAKE MAINTENANCE - APR 22	*	444.13	
		4/01/22 13951	202204 320-53800-47000	LAKE MAINTENANCE - APR 22	*	438.63	
				AQUAGENIX			882.76 000319
5/05/22	00051	4/25/22 7256	202204 330-57200-48200	MTHLY CLEANING SVC-APR 22	*	550.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			550.00 000320
5/05/22	00032	4/12/22 1972	202203 310-51300-49100	BOUNDARY AMENDMENT #3	*	475.00	
				KE LAW GROUP, PLLC			475.00 000321
5/05/22	00050	5/01/22 16028	202205 330-57200-48500	POOL MAINTENANCE - MAY 22	*	1,500.00	
				RESORT POOL SERVICES DBA			1,500.00 000322
TOTAL FOR BANK A						339,010.15	
TOTAL FOR REGISTER						339,010.15	

NPRC NORTH POWER LI MBYINGTON

## SECTION 2

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

***Unaudited Financial Reporting***  
***April 30, 2022***



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# North Powerline Road

## Community Development District

### Combined Balance Sheet

April 30, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 222,268	\$ -	\$ -	\$ 222,268
Capital Projects Account	\$ -	\$ -	\$ 367,204	\$ 367,204
<b>Investments:</b>				
<b>Series 2020</b>				
Reserve	\$ -	\$ 356,900	\$ -	\$ 356,900
Revenue	\$ -	\$ 711,129	\$ -	\$ 711,129
Prepayment	\$ -	\$ 21,502	\$ -	\$ 21,502
Construction - Phase 2	\$ -	\$ -	\$ 0	\$ 0
Due from Developer	\$ 45,475	\$ -	\$ -	\$ 45,475
<b>Total Assets</b>	<b>\$ 267,743</b>	<b>\$ 1,089,530</b>	<b>\$ 367,204</b>	<b>\$ 1,724,477</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 994	\$ -	\$ -	\$ 994
Contracts Payable	\$ -	\$ -	\$ 366,204	\$ 366,204
Retainage Payable	\$ -	\$ -	\$ 13,426	\$ 13,426
<b>Total Liabilities</b>	<b>\$ 994</b>	<b>\$ -</b>	<b>\$ 379,630</b>	<b>\$ 380,624</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 1,089,530	\$ -	\$ 1,089,530
Capital Projects - Series 2020	\$ -	\$ -	\$ (12,426)	\$ (12,426)
Capital Projects - Series 2022	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 266,749	\$ -	\$ -	\$ 266,749
<b>Total Fund Balances</b>	<b>\$ 266,749</b>	<b>\$ 1,089,530</b>	<b>\$ (12,426)</b>	<b>\$ 1,343,853</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 267,743</b>	<b>\$ 1,089,530</b>	<b>\$ 367,204</b>	<b>\$ 1,724,477</b>

# North Powerline Road

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 194,089	\$ 192,607	\$ 192,607	\$ -
Assessments - Direct Bill	\$ 240,341	\$ 658	\$ 658	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 178,299	\$ 178,299
Boundary Amendment Contributions	\$ -	\$ -	\$ 12,164	\$ 12,164
Interest	\$ -	\$ -	\$ 12	\$ 12
<b>Total Revenues</b>	<b>\$ 434,430</b>	<b>\$ 193,265</b>	<b>\$ 383,740</b>	<b>\$ 190,475</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 4,800	\$ 2,200
Engineering	\$ 20,000	\$ 11,667	\$ 1,528	\$ 10,139
Attorney	\$ 30,000	\$ 17,500	\$ 16,364	\$ 1,136
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 3,017	\$ 3,017	\$ -
Trustee Fees	\$ 10,650	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 36,050	\$ 21,029	\$ 21,029	\$ (0)
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 700	\$ -
Telephone	\$ 300	\$ 175	\$ -	\$ 175
Postage & Delivery	\$ 1,000	\$ 583	\$ 423	\$ 160
Insurance	\$ 6,000	\$ 6,000	\$ 5,570	\$ 430
Printing & Binding	\$ 1,000	\$ 583	\$ 128	\$ 456
Legal Advertising	\$ 10,000	\$ 5,833	\$ 7,217	\$ (1,383)
Other Current Charges	\$ 5,000	\$ 2,917	\$ 299	\$ 2,618
Boundary Amendment Expenses	\$ -	\$ -	\$ 11,689	\$ (11,689)
Office Supplies	\$ 625	\$ 365	\$ 21	\$ 343
Travel Per Diem	\$ 660	\$ 385	\$ -	\$ 385
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 155,310</b>	<b>\$ 88,469</b>	<b>\$ 83,500</b>	<b>\$ 4,969</b>

# North Powerline Road

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 5,000	\$ 5,000	\$ 5,948	\$ (948)
Field Management	\$ 15,000	\$ 8,750	\$ 5,625	\$ 3,125
Landscape Maintenance	\$ 80,000	\$ 46,667	\$ 14,838	\$ 31,829
Landscape Replacement	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Lake Maintenance	\$ 12,000	\$ 7,000	\$ 1,777	\$ 5,223
Streetlights	\$ 48,000	\$ 28,000	\$ 18,905	\$ 9,095
Electric	\$ 3,600	\$ 3,600	\$ 3,732	\$ (132)
Water & Sewer	\$ 2,400	\$ 1,400	\$ -	\$ 1,400
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Irrigation Repairs	\$ 5,000	\$ 2,917	\$ 117	\$ 2,799
General Repairs & Maintenance	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Contingency	\$ 7,500	\$ 4,375	\$ 119	\$ 4,256
<b>Subtotal Field Expenditures</b>	<b>\$ 191,000</b>	<b>\$ 115,000</b>	<b>\$ 51,061</b>	<b>\$ 63,939</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 14,400	\$ 8,400	\$ 1,697	\$ 6,703
Amenity - Water	\$ 3,500	\$ 2,042	\$ 908	\$ 1,133
Playground Lease	\$ 14,000	\$ 8,167	\$ -	\$ 8,167
Internet	\$ 3,000	\$ 1,750	\$ 303	\$ 1,447
Pest Control	\$ 720	\$ 420	\$ 456	\$ (36)
Janitorial Services	\$ 8,500	\$ 4,958	\$ 904	\$ 4,055
Security Services	\$ 7,500	\$ 5,589	\$ 5,589	\$ -
Pool Maintenance	\$ 18,000	\$ 10,500	\$ 4,500	\$ 6,000
Amenity Access Management	\$ 5,000	\$ 2,917	\$ 833	\$ 2,083
Amenity Repairs & Maintenance	\$ 1,000	\$ 583	\$ 160	\$ 423
Contingency	\$ 7,500	\$ 4,375	\$ -	\$ 4,375
<b>Subtotal Amenity Expenditures</b>	<b>\$ 83,120</b>	<b>\$ 49,700</b>	<b>\$ 15,349</b>	<b>\$ 34,351</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 274,120</b>	<b>\$ 164,700</b>	<b>\$ 66,410</b>	<b>\$ 98,290</b>
<b>Total Expenditures</b>	<b>\$ 429,430</b>	<b>\$ 253,170</b>	<b>\$ 149,910</b>	<b>\$ 103,260</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,000</b>		<b>\$ 233,830</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ (5,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (5,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 233,830</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 32,919</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 266,749</b>	

# North Powerline Road

## Community Development District

### Debt Service Fund Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 357,687	\$ 354,956	\$ 354,956	\$ -
Assessments - Direct Bill	\$ 356,049	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 356,148	\$ 356,148
Assessments - Prepayments	\$ -	\$ -	\$ 21,501	\$ 21,501
Interest	\$ -	\$ -	\$ 29	\$ 29
<b>Total Revenues</b>	<b>\$ 713,735</b>	<b>\$ 354,956</b>	<b>\$ 732,634</b>	<b>\$ 377,679</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 232,922	\$ 232,922	\$ 232,922	\$ -
Principal - 5/1	\$ 250,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 232,922	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 715,844</b>	<b>\$ 232,922</b>	<b>\$ 232,922</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (2,108)</b>		<b>\$ 499,712</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (356,896)	\$ (356,896)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (356,896)</b>	<b>\$ (356,896)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (2,108)</b>		<b>\$ 142,816</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 232,926</b>		<b>\$ 946,714</b>	
<b>Fund Balance - Ending</b>	<b>\$ 230,818</b>		<b>\$ 1,089,530</b>	



# North Powerline Road

## Community Development District

### Capital Projects Fund Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 2,127,129	\$ 2,127,129
Interest	\$ -	\$ -	\$ 3	\$ 3
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,127,131</b>	<b>\$ 2,127,131</b>
<b>Expenditures:</b>				
Capital Outlay - Phase 1	\$ -	\$ -	\$ 923,824	\$ (923,824)
Capital Outlay - Phase 2	\$ -	\$ -	\$ 1,301,744	\$ (1,301,744)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,225,568</b>	<b>\$ (2,225,568)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (98,437)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 356,896	\$ 356,896
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 356,896</b>	<b>\$ 356,896</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 258,460</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (270,885)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (12,426)</b>	

# North Powerline Road

Community Development District

Capital Projects Fund Series 2022

## Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
<b>Revenues</b>				
Developer Advances	\$ -	\$ -	\$ 366,204	\$ 366,204
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 366,204</b>	<b>\$ 366,204</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 366,204	\$ (366,204)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 366,204</b>	<b>\$ (366,204)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ -</b>	

**North Powerline Road**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 666	\$ 40,510	\$ 2,690	\$ 144,616	\$ 3,432	\$ 693	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192,607
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 658	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 658
Assessments - Lot Closings	\$ -	\$ 105,269	\$ -	\$ 73,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178,299
Boundary Amendment Contributions	\$ -	\$ 2,914	\$ -	\$ 4,367	\$ -	\$ 4,408	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,164
Interest	\$ 1	\$ 0	\$ 1	\$ 1	\$ 3	\$ 4	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12
<b>Total Revenues</b>	<b>\$ 1</b>	<b>\$ 108,848</b>	<b>\$ 40,511</b>	<b>\$ 80,088</b>	<b>\$ 145,277</b>	<b>\$ 7,844</b>	<b>\$ 1,170</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 383,740</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 600	\$ 600	\$ 800	\$ 800	\$ 600	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Engineering	\$ 118	\$ 118	\$ 118	\$ -	\$ 1,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,528
Attorney	\$ 927	\$ 2,325	\$ 1,641	\$ 3,142	\$ 3,983	\$ 4,348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,364
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 517	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,017
Trustee Fees	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,029
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 29	\$ 31	\$ 60	\$ 71	\$ 162	\$ 49	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 423
Insurance	\$ 5,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,570
Printing & Binding	\$ 4	\$ 7	\$ 1	\$ 1	\$ 103	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128
Legal Advertising	\$ 1,178	\$ 805	\$ -	\$ 441	\$ 3,935	\$ 857	\$ -	\$ 441	\$ -	\$ -	\$ -	\$ -	\$ 7,217
Other Current Charges	\$ 33	\$ 39	\$ 41	\$ 41	\$ 66	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 299
Boundary Amendment Expenses	\$ 2,436	\$ 2,914	\$ 1,931	\$ 338	\$ 4,071	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,689
Office Supplies	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 19,744</b>	<b>\$ 10,511</b>	<b>\$ 8,715</b>	<b>\$ 12,547</b>	<b>\$ 17,769</b>	<b>\$ 9,779</b>	<b>\$ 4,435</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 83,500</b>

**North Powerline Road**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 5,925	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,948
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,625
Landscape Maintenance	\$ 1,300	\$ 1,889	\$ 1,889	\$ 1,889	\$ 1,889	\$ 2,990	\$ 2,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,838
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ 444	\$ 444	\$ 444	\$ 444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,777
Streetlights	\$ -	\$ -	\$ -	\$ 6,817	\$ 7,081	\$ 2,499	\$ 2,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,905
Electric	\$ -	\$ -	\$ -	\$ 3,183	\$ 128	\$ 404	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,732
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ 25	\$ -	\$ 94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119
<b>Subtotal Field Expenditures</b>	<b>\$ 1,925</b>	<b>\$ 2,514</b>	<b>\$ 2,514</b>	<b>\$ 12,983</b>	<b>\$ 16,210</b>	<b>\$ 7,704</b>	<b>\$ 7,210</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 51,061</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 230	\$ 1,467	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,697
Amenity - Water	\$ -	\$ -	\$ 324	\$ -	\$ 257	\$ -	\$ 327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 908
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202	\$ 101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 303
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 354	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 904
Security Services	\$ -	\$ -	\$ -	\$ 2,000	\$ 3,589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,589
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 833
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 324</b>	<b>\$ 2,160</b>	<b>\$ 5,576</b>	<b>\$ 4,395</b>	<b>\$ 2,895</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,349</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,925</b>	<b>\$ 2,514</b>	<b>\$ 2,838</b>	<b>\$ 15,143</b>	<b>\$ 21,786</b>	<b>\$ 12,099</b>	<b>\$ 10,105</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 66,410</b>
<b>Total Expenditures</b>	<b>\$ 21,669</b>	<b>\$ 13,025</b>	<b>\$ 11,553</b>	<b>\$ 27,690</b>	<b>\$ 39,555</b>	<b>\$ 21,878</b>	<b>\$ 14,540</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 149,910</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (21,668)</b>	<b>\$ 95,823</b>	<b>\$ 28,959</b>	<b>\$ 52,398</b>	<b>\$ 105,722</b>	<b>\$ (14,034)</b>	<b>\$ (13,370)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 233,830</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (21,668)</b>	<b>\$ 95,823</b>	<b>\$ 28,959</b>	<b>\$ 52,398</b>	<b>\$ 105,722</b>	<b>\$ (14,034)</b>	<b>\$ (13,370)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 233,830</b>

# 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
<b>Current Bonds Outstanding</b>		<b>\$12,685,000</b>

**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%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>Series 2020 Debt Service</i>	<i>Total</i>
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
03/16/22	ACH	\$10,056.05	(\$100.60)	(\$199.11)	\$0.00	\$9,756.34	\$3,431.83	\$6,324.51	\$9,756.34
04/19/22	ACH	\$2,011.21	\$0.00	(\$40.22)	\$0.00	\$1,970.99	\$693.30	\$1,277.69	\$1,970.99
<b>TOTAL</b>		<b>\$ 577,317.83</b>	<b>\$ (18,459.38)</b>	<b>\$ (11,295.83)</b>	<b>\$ -</b>	<b>\$ 547,562.62</b>	<b>\$ 192,607.02</b>	<b>\$ 354,955.60</b>	<b>\$ 547,562.62</b>

99%	Net Percent Collected
<b>\$ 4,212.84</b>	<b>Balance Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

CH DEV LLC 2022 -01						
<b>Net Assessments</b>				<b>\$535,005.35</b>	<b>\$178,956.56</b>	<b>\$356,048.79</b>
<b>Date Received</b>	<b>Due Date</b>	<b>Check Number</b>	<b>Net Assessed</b>	<b>Amount Received</b>	<b>Operations &amp; Maintenance</b>	<b>Series 2020 Debt Service</b>
2/24/22	11/1/21	1102	\$267,502.67	\$657.93	\$657.93	\$0.00
	2/1/22		\$133,751.34	*		
	5/1/22		\$133,751.34	*		
<b>\$535,005.35</b>				<b>\$657.93</b>	<b>\$657.93</b>	<b>\$0.00</b>

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

\*Remaining amounts to be collected at lot closings

## SECTION 3



April 21, 2022



Samantha Hoxie – Recording Secretary  
North Powerline Road CDD Office  
219 E. Livingston Street  
Orlando, Florida 32801-1508

**RE: North Powerline Road Community Development District Registered Voters**

Dear Ms. Hoxie,

In response to your request, there are currently **42** registered voters within the North Powerline Road Community Development District. This number of registered voters in said District as of **April 15, 2022**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Lori Edwards".

Lori Edwards  
Supervisor of Elections  
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831  
PHONE: (863) 534-5888 Fax: (863) 845-2718  
**PolkElections.com**