

*North Powerline Road  
Community Development District*

*Meeting Agenda*

*June 15, 2022*

# AGENDA

# *North Powerline Road*

## *Community Development District*

---

219 E. Livingston St., Orlando, Florida 32801

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

June 8, 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, June 15, 2022 at 1:30 PM** at **346 East Central Ave., Winter Haven, FL 33880**.

**Zoom Video Link:** <https://us06web.zoom.us/j/88545349404>

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

**Meeting ID:** 885 4534 9404

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 May 18, 2022 Board of Supervisors Meeting and the May 31, 2022 Continued Meeting
4. Consideration of Resolution 2022-13 Ratifying Series 2022 Bonds
5. Consideration of Amended and Restated Disclosure of Public Financing
6. Consideration of Uniform Collection Agreement with Polk County Tax Collector
7. Review and Ranking of Proposals Received for South Phase RFP
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. Reminder to Board to File Form 1's with the Supervisor of Elections in the County that They Reside by the July 1, 2022 Deadline (by mail or e-mail)
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

---

<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, **May 18, 2022** at 1:30 p.m. at 346 East Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairperson
Patrick Marone	Assistant Secretary
Kevin Chinoy	Assistant Secretary
Andrew Rhinehart	Assistant Secretary

Also present were:

Jill Burns	District Manager/GMS
Roy Van Wyk <i>by Zoom</i>	KE Law
Marshall Tindall	GMS

*The following is a summary of the discussions and actions taken at the May 18, 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. Four 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.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 20, 2022  
Board of Supervisors Meeting**

Ms. Burns presented the April 20, 2022 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Minutes of the April 20, 2022, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Presentation and Approval of Supplemental Assessment Methodology for Series 2022 Assessment Area**

Ms. Burns provided an overview of the tables in that Supplemental Assessment Methodology for Series 2022 Assessment Area that had been updated due to the recent bond sizing provided by FMS. She stated that the District had a total of 470 units. Ms. Burns noted that there are two property owners, CH Dev LLC and GLK Real Estate.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Supplemental Assessment Methodology for Series 2022 Assessment Area, was approved.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2022-08 Supplemental Assessment Resolution**

Ms. Burns noted that this item would be tabled to a future meeting.

**SIXTH ORDER OF BUSINESS****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**

Ms. Burns presented the resolution and provided an overview of the information for the Board. She reviewed the budget expenses for the Board and offered to answer any questions. She noted that Phase 1 would not have an assessment increase. They would levy assessments on Phase 2 and for Phase 3 and 4 they will levy assessments but it will be direct billed.

Mr. Van Wyk explained the difference in ERU amounts for townhomes versus single family lots. He explained why there is a difference in bond debt EAU's and O&M assessment EAU's based on usage factors. Ms. Burns confirmed that there is a difference and that she will put together an assessment methodology for the O&M that will reflect that as well.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, Resolution 2022-12 Approving the Proposed Fiscal Year 2022/2023 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Impositions of Operations and Maintenance Assessments for August 17, 2022, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk noted he had nothing further to report. He noted that this meeting was being continued in order to consider Resolution 2022-08.

**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.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns stated that the check register was included in the Board's package. She offered to answer any questions the Board had. She also stated that the total was \$339,010.15.

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

**ii. Balance Sheet and Income Statement**

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

**iii. Presentation of Number of Registered Voters – 42**

Ms. Burns stated that the District currently had 42 registered voters.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Continuation of Meeting**

Ms. Burns asked for a motion to continue the meeting to May 31, 2022 at 9:30 a.m. at Cassidy Offices.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the meeting was continued to May 31, 2022 at 9:30 a.m.
---

---

Secretary / Assistant Secretary

---

Chairman / Vice Chairman

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

The continued meeting of the Board of Supervisors of the North Powerline Road Community Development District was held on Tuesday, **May 31, 2022** at 1:37 p.m. at 346 East Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath  
Lauren Schwenk  
Patrick Marone  
Kevin Chinoy

Chairman  
Vice Chairperson  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Roy Van Wyk

District Manager/GMS  
KE Law

*The following is a summary of the discussions and actions taken at the May 31, 2022 North Powerline Road Community Development District's Continued Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Four 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.

**THIRD ORDER OF BUSINESS**

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

Ms. Burns noted that this resolution outlines the terms and conditions for the Series 2022 bonds which will be closing on June 9, 2022. The attachments include the Engineer's report, the Final Supplemental Assessment Methodology, and the rate and term sheets. The Board had no questions on the resolution.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2022-08 Supplemental Assessment Resolution, was approved.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

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

**B. Engineer**

There being none, the next item followed.

**C. District Manager's Report**

Ms. Burns had nothing further to report.

**FIFTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Mr. Marone submitted his resignation.

On MOTION by Ms. Schwenk, seconded by Mr. Chinoy, with all in favor, Accepting Patrick Marone's Resignation, was approved.

Ms. Schwenk nominated Daniel Arnette to fill the vacant seat created by Mr. Maron's resignation.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Appointing Daniel Arnette to fill the Vacant Seat, was approved.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns asked for a motion to adjourn the meeting.

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

---

Secretary / Assistant Secretary

---

Chairman / Vice Chairman

## SECTION IV

## RESOLUTION 2022-13

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF \$11,000,000 NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District previously adopted Resolutions Nos. 2018-25, 2021-23, 2022-06, and 2022-10 adopted on July 18, 2018, September 22, 2021, February 23, 2022, and April 20, 2022 respectively (collectively, the “**Bond Resolution**”), authorizing the issuance of \$11,000,000 North Powerline Road Community Development District Special Assessment Bonds, Series 2022 (the “**Series 2022 Bonds**”), for the purpose of financing a portion of the acquisition and/or construction of the District’s “Series 2022 Project”; and

**WHEREAS**, the District closed on the issuance of the Series 2022 Bonds on June 9, 2022; and

**WHEREAS**, as prerequisites to the issuance of the Series 2022 Bonds, the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District staff including the District Manager, District Financial Advisor, District Counsel and Bond Counsel (the “**District Staff**”) were required to execute and deliver various documents (the “**Closing Documents**”); and

**WHEREAS**, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2022 Bonds.

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

**SECTION 1.** The issuance of the Series 2022 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby



declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

**SECTION 2.** The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2022 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2022 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of June 2022.

ATTEST:

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary

---

Chairperson, Board of Supervisors

## SECTION V

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

North Powerline Road Community Development District  
c/o Governmental Management Services –  
Central Florida, LLC  
219 E. Livingston St.  
Orlando, Florida 32801

**AMENDED AND RESTATED  
DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT<sup>1</sup>**

**Board of Supervisors<sup>2</sup>**

**North Powerline Road Community Development District**

Warren K. (Rennie) Heath, II  
Chairperson

Daniel Arnette  
Assistant Secretary

Lauren Schwenk  
Vice Chairperson

Kevin Chinoy  
Assistant Secretary

Andrew Rhinehart  
Assistant Secretary

Governmental Management Services – Central Florida, LLC  
District Manager  
219 E. Livingston St.  
Orlando, Florida 32801  
(407) 841-5524

District records are on file at the offices of Governmental Management Services – Central Florida, LLC, located at 219 E. Livingston St., Orlando, Florida 32801, and at the District's local records office at 346 East Central Avenue, Winter Haven, Florida 33880, and are available for public inspection upon request during normal business hours.

<sup>1</sup> This amends, supplements and restates the Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the North Powerline Road Community Development District, recorded in the Official Records Book 11600, Pages 1696-1711, inclusive, of the Public Records of Polk County, Florida.

<sup>2</sup> This list reflects the composition of the Board of Supervisors as of June 15, 2022. For a current list of Board Members, please contact the District Manager's office.

## TABLE OF CONTENTS

<b>Introduction .....</b>	<b>3</b>
<b>What is the District and how is it governed? .....</b>	<b>4</b>
<b>What infrastructure improvements does the District provide and how are the improvements paid for? .....</b>	<b>5</b>
<b>Assessments, Fees and Charges .....</b>	<b>7</b>
<b>Method of Collection .....</b>	<b>8</b>

## **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

### **INTRODUCTION**

The North Powerline Road Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance, of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

**AMENDED AND RESTATED  
DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the North Powerline Road Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

**What is the District and how is it governed?**

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the "Act"), and established by Ordinance No. 18-036 enacted by the Board of County Commissioners of Polk County, Florida (the "**County**"), on June 5, 2018, as amended by Ordinance Nos. 20-028, 20-046, 22-001 and 22-030, enacted by the County on June 16, 2020, December 2, 2020, January 4, 2022 and May 3, 2022, respectively, as approved and consented to by the City Commission of the City of Davenport, Florida (the "**City**"), by Resolution Nos. 387-18, 456-20 and 474-21, adopted on March 19, 2018, November 16, 2020 and December 6, 2021, respectively (collectively, the "**Ordinance**"). The District encompasses approximately 426.07 acres of land, more or less, located partially within the City and partially within the boundaries of the County. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Polk County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide  
and how are the improvements paid for?**

The District is comprised of approximately 426.07 acres of land located partially within the City and partially within the County. The legal description of the lands encompassed within the District is attached hereto as Exhibit “A.” The public infrastructure necessary to support the District’s development program includes, but is not limited to, roadways, stormwater management system facilities, off-site improvements; water and wastewater facilities, recreational facilities, entry feature, landscaping, hardscaping and irrigation, and street lighting. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted the *North Powerline Road Community Development District Engineer's Report for Capital Improvements, Third Amended and Restated*, dated February 2022, as supplemented from time to time (collectively, the “**Engineer’s Report**”), which details all of the improvements contemplated for the completion of the infrastructure of the District (the “**Capital Improvement Plan**”). Copies of the Engineer’s Report are available for review in the District’s public records.

These public infrastructure improvements have been and will be funded by the District’s sale of bonds. On September 25, 2018, the Circuit Court for the Tenth Judicial Circuit, in and for Polk County, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$22,000,000 in Special Assessment Bonds for infrastructure needs of the District. On March 16, 2022, the Circuit Court for the Tenth Judicial Circuit, in and for Polk County, entered a second final judgment validating the District’s ability to issue an additional aggregate principal amount not to exceed \$62,000,000, inclusive of: (1) \$22,000,000 in principal amount previously validated and confirmed by the 2018 Final Judgment; and (2) an additional \$40,000,000 in principal amount to be validated as sought by the Complaint.

On December 14, 2020, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to the District associated with the development of Phase 1 and Phase 2 (the “**Series 2020 Project**”), of the District. On that date, the District issued its North Powerline Road Community Development District Special Assessment Bonds, Series 2020 (Series 2020 Project), in the principal amount of \$12,685,000 (the “**Series 2020 Bonds**”). The Series 2020 Project is more specifically set forth in the Engineer’s Report. Proceeds of the Series 2020 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2020 Project.

On June 9, 2022, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to the District associated with the development of Phase 3 and Phase 4 (the “**Series 2022 Project**” and, together with the Series 2020 Project, the “**Projects**”) of the District. On that date, the District issued its North Powerline Road Community Development District Special Assessment Bonds, Series 2022, in the principal amount of \$11,000,000 (the “**Series 2022 Bonds**” and, together with the Series 2020 Bonds, the “**Bonds**”). The Series 2022 Project is more specifically set forth in the Engineer’s Report. Proceeds of the Series 2022 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2022 Project.

## **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 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 District.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0240G (dated 12/22/2016) demonstrates that 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 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 District. 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 sewer service provider will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the public rights-of-way, under the 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 development within the District. 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 will be funded by the District and 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 turn lanes at the development entrance. The site construction activities associated with the Capital Improvement Plan are anticipated for completion in 2023. Upon completion of each phase 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, as applicable.

## **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 electric distribution system through the District is currently planned to be underground. The District presently intends to fund and construct the 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 electric services to the District. 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.

### **Entry Feature**

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the District 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 within the District will be constructed or acquired 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 fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the District.

### **Assessments, Fees and Charges**

A portion of the master infrastructure improvements of the Projects, identified in the District's Capital Improvement Plan, will be financed by the District from the proceeds of the sale of its Bonds. The amortization schedules for the Bonds are available in the District's public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District's *Amended and Restated Master Assessment Methodology*, dated January 19, 2022, as supplemented (together, the "**Assessment Report**"), are available for review in the District's public records.

The Series 2020 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District's Series 2020 Project (the "**Series 2020 Special Assessments**"). The Series 2020 Special Assessments will be levied initially on the approximately 195.95 acres of land, more or less, consisting of Phase 1 and Phase 2 located within the District, which Series 2020 Assessment Area is planned for 295 single-family homes in Phase 1 and 272 single-family homes in Phase 2. The Series 2020 Special Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Series 2020 Special Assessments are levied in accordance with the District's Assessment Report and represent an allocation of the costs of the Series 2020 Project to those lands within the District benefiting from the Series 2020 Project.

The Series 2022 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District's Series 2020 Project (the "**Series 2022 Special Assessments**" and, together with the Series 2020 Special Assessments, the "**Special Assessments**"). The Series 2022 Special Assessments will be levied initially on the approximately 89.89 acres of land, more or less, consisting of Phase 3 and Phase 4 located within the District, which Series 2022 Assessment Area is planned for 162 single-family homes in Phase 3, 8 single-family homes and 300 townhomes in Phase 4. The Series 2022 Special Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Series 2022 Special Assessments are levied in accordance with the District's

Assessment Report and represent an allocation of the costs of the Series 2022 Project to those lands within the District benefiting from the Series 2022 Project.

The Special Assessments described above exclude any operations and maintenance assessments (“**O&M Assessments**”), which may be determined and calculated annually by the District’s Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District’s current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*.

### **Method of Collection**

The District’s Special Assessments and/or O&M Assessments may appear on that portion of the annual Polk County Tax Notice entitled “non-ad valorem assessments,” and will be collected by the Polk County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. **As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.**

This description of the North Powerline Road Community Development District’s operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing maintenance and infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, North Powerline Road Community Development District, 219 E. Livingston St., Orlando, Florida 32801 or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District’s public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District’s activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager’s office with regard to any questions or points of interest raised by the information presented herein.

*[SIGNATURES SET FORTH ON THE FOLLOWING PAGE]*

**IN WITNESS WHEREOF**, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been approved and executed as of the 16<sup>th</sup> day of June, 2022, and recorded in the Official Records of Polk County, Florida.

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2022, by Warren K. (Rennie) Heath, II, as Chairperson of the Board of Supervisors of the North Powerline Road Community Development District.

[notary seal]

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

## EXHIBIT A

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.

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.

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)

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)

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)

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)

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)

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.

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 IOF SAID FLORIDA DEVELOPMENT COMPANY SUBDIVISION IN THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHI P 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 114 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.

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.

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

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 NUMBER 31: 272702-713000-030191

THE SOUTH 1/4 OF TRACT 19, THE EAST 1/2 OF TRACT 31 AND TRACTS 20, 21, 28, 29 AND 30 LESS THE EAST 95.7 FEET AND LESS THE WEST 750 FEET OF THE SOUTH 200 FEET OF THE FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 17 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 BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 2, 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 N.89°43'42"E., A DISTANCE OF 990.55 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF SAID TRACT 20; THENCE ALONG SAID NORTHERLY EXTENSION, S.00°22'03"E., A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 20, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACTS 20 AND 21, N.89°43'42"E., A DISTANCE OF 554.70 FEET TO A LINE 95.70 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF SAID TRACTS 21 AND 28; THENCE ALONG SAID PARALLEL LINE, S.00°28'11"E., A DISTANCE OF 1282.40 FEET TO THE SOUTH BOUNDARY OF SAID TRACT 28 AND 29; THENCE ALONG SAID SOUTH BOUNDARY, S.89°39'34"W., A DISTANCE OF 296.49 FEET TO A LINE 750 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF THE EAST 1/2 OF SAID TRACT 31; THENCE ALONG SAID PARALLEL LINE, N.00°17'28"W., A DISTANCE OF 200.00 FEET TO A LINE 200 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID TRACTS 29,30 AND 31; THENCE ALONG SAID PARALLEL LINE, S.89°39'34"W., A DISTANCE OF 750.00 FEET TO THE AFORESAID WEST BOUNDARY OF THE EAST 1/2 OF TRACT 31; THENCE ALONG SAID WEST BOUNDARY, N.00°17'28"W., A DISTANCE OF 441.83 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2; THENCE ALONG THE NORTH BOUNDARY OF

SAID TRACT 31, N.89°41'38"E., A DISTANCE OF 162.88 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 19; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT 19, N.00°18'59"W., A DISTANCE OF 160.43 FEET TO THE NORTH BOUNDARY OF SAID SOUTH 1/4 OF TRACT 19; THENCE ALONG SAID NORTH BOUNDARY, N.89°42'09"E., A DISTANCE OF 325.63 FEET TO THE WEST BOUNDARY OF SAID TRACT 20; THENCE ALONG SAID WEST BOUNDARY, N.00°22'03"W., A DISTANCE OF 481.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.329 ACRES, MORE OR LESS.

LESS A PORTION OF PARCEL 31: 27-27-02-713000-030191

DESCRIPTION:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11017, PAGE 1680 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING A PART OF TRACTS 29 THROUGH 31 OF THE MAP OF FLORIDA DEVELOPMENT CO. TRACT, 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 1299.26 FEET TO THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY OF TRACT 32 OF SAID MAP OF FLORIDA DEVELOPMENT CO. TRACT; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACTS 31 AND 32, AND WESTERLY EXTENSION THEREOF, N.89°39'34"E., A DISTANCE OF 495.14 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 31 FOR A POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, N.00°17'30"W., A DISTANCE OF 200.00 FEET TO A LINE 200.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF AFORESAID TRACTS 29 THROUGH 31; THENCE ALONG SAID PARALLEL LINE, N.89°39'34"E., A DISTANCE OF 750.00 FEET TO A LINE 750.00 FEET EAST OF AND PARALLEL WITH AFORESAID WEST LINE OF THE EAST 1/2 OF SAID TRACT 31; THENCE ALONG SAID PARALLEL LINE, S.00°17'30"E., A DISTANCE OF 200.00 FEET TO AFORESAID SOUTH BOUNDARY OF TRACTS 29 THROUGH 31; THENCE ALONG SAID SOUTH BOUNDARY, S.89°39'34"W., A DISTANCE OF 750.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.444 ACRES, MORE OR LESS.

PARCEL NUMBER 32: 272702-713000-030211

(PER BOOK 11017, PAGES 1680 - 1681): TRACTS 20, 21, 28, 29, 30 AND THE EAST 1/2 OF TRACT 31 AND THE SOUTH 1/4 OF TRACT 19, LESS THE EAST 95.7 FEET OF SAID TRACTS 21 AND 28, IN THE NW 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND THE NORTH 182.60 FEET OF TRACTS 1 THROUGH 4 AND THE WEST 60.00 FEET OF TRACTS 1 AND 16, IN THE SW 1/4 OF SAID SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, ALL SHOWN ON THE PLAT OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGES 60 - 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. SUBJECT TO RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD AND/OR IN USE. TOGETHER WITH THAT CERTAIN 1998 FLEETWOOD MOBILE HOME, ID # GAFL W07 A424 L 6W222, LOCATED THEREON.

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.

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 426.07 AC. MORE OR LESS

## SECTION VI

UNIFORM COLLECTION  
AGREEMENT  
DISTRICT

THIS AGREEMENT made and entered into this 18<sup>th</sup> day of, May 2022  
by and between North Powerline Road Community Development District (“District”),  
whose address is 219 East Livingston Street Orlando, FL 32801  
and the Honorable Joe G. Tedder, State Constitutional Tax Collector in and for the Polk County  
Political Subdivision, whose address is Polk County Tax Collectors Office, P.O. Box 1189,  
Bartow, Florida 33831-1189 (“Tax Collector”).

SECTION I

Findings and Determinations

The parties find and determine:

1. District is authorized to impose and levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology of collection for, certain non-ad valorem special assessments for North Powerline Road Community Development District as authorized by constitutional and statutory municipal home rule and by section 197.3632, Florida Statutes (2012) and Rule 12D-18, Florida Administrative Code.

2. The term “Assessments” means those certain levies by the District which purport to constitute non-ad valorem special assessments for North Powerline Road Community Development District Improvements and related systems, facilities and services pursuant to Ordinance 18-036 a non-ad valorem special assessment is lienable under Section 4, Article X, Florida Constitution, if it results in a special benefit peculiar to the parcels of property involved, over and above general community benefit, as a result of a logical connection to the property involved from the system, facility and service provided by the District and if it is apportioned to the property fairly and reasonably.

3. The uniform statutory collection methodology is provided in section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code (“uniform methodology”), with its enforcement provisions, including the use of tax certificates and tax deeds for enforcing against any delinquencies; and

4. The uniform methodology is more fair to the delinquent property owner than traditional lien foreclosure methodology.

5. The uniform methodology provides for more efficiency of collection by virtue of the Assessment being on the official tax notice issued by the Tax Collector which will produce positive economic benefits to the District and its citizens; and

6. The uniform methodology, through use of the official tax notice, will tend to eliminate confusion.

7. The Tax Collector, as the State Constitutional Officer for the county political subdivision, charged by general law in Chapter 197, Florida Statutes, and related rules and regulations, to function as the agent of the Florida Department of Revenue for purposes of the uniform methodology for the Assessments.

8. The sole and exclusive responsibility to determine, impose and levy the Assessments and to determine that it is a legal, constitutional and lienable non-ad valorem special assessment for North Powerline Road Community Development District and related systems, facilities and services is that of the District and no other person, entity or officer.

## SECTION II

### Applicable Law and Regulations

1. Section 2, Article VIII, Florida Constitution; Chapter 170, Florida Statutes; sections 197.3631, 3632 and 3635, Florida Statutes; Rule 12D-18, Florida Administrative Code; and all other applicable provisions of constitutional and statutory law, govern the exercise by the District of its local self-government power to render and pay for municipal services.

2. Section 1(d), Article VIII, Florida Constitution; Chapter 197, Florida and other applicable provisions of constitutional and statutory law apply to Tax Collector in his capacity as a state constitutional county officer and agent of the Florida Department of Revenue for purpose the of collecting and enforcing the collection of non-ad valorem special assessments levied by District.

3. Section 197.3631, Florida Statutes, constitutes supplemental authority for District to levy non-ad valorem assessments including such non-ad valorem special assessments as the “Assessments” for Fox Branch Ranch Community Development District and related systems, facilities and services.

4. Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code, have provisions that apply both to District and to Tax Collector, as well as, to the Department of Revenue and the Property Appraiser in and for the county.

## SECTION III

### Purpose

The purpose of this Agreement under Rule 12D-18, Florida Administrative Code, is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem special assessments, the “Assessments,” levied by District to include compensation by District to the Tax Collector for actual costs of collection pursuant to section 197.3632(8)(c), Florida Statutes; payment by District of any costs involved in separate mailings because of non-merger of any non-ad valorem special assessment roll as

Certified by the Chair of the Board of North Powerline Road Community Development District or his or her designee, pursuant to section 197.3632(7), Florida Statutes; and reimbursement by District for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in section 197.3632(2), Florida Statutes.

#### SECTION IV

##### Term

The term of this agreement shall commence upon execution, effective for 2022 tax notice purposes, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by 10 January of each calendar year, if District intends to discontinue to use the uniform methodology for such Assessments pursuant to section 197.3632(6), Florida Statutes (2012) and Rule 12D-18.006(3), Florida Administrative Code, using form DR-412 promulgated by the Florida Department of Revenue.

#### SECTION V

##### Duties and Responsibilities of District

District agrees, covenants and contracts to:

1. Compensate the Tax Collector for actual collection costs incurred pursuant to section 197.3632(8)(c), Florida Statutes and 12D-18.004(2), Florida Administrative Code.
2. Reimburse Tax Collector for necessary administrative costs for the collection and enforcement of the Assessment by the Tax Collector under the uniform methodology, pursuant to section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.
3. To pay for or alternatively to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem special assessment roll certified by District pursuant to section 197.3632(7), Florida Statutes and Rule 12D-18.004(2) Florida Administrative Code.
4. District upon being timely billed shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.
5. By September 15<sup>th</sup> of each calendar year, the Chair of the North Powerline Road Community Development District, or his or her designee, shall certify, using DR Form 408 to the Tax Collector the non-ad valorem assessment ("Assessment") roll on compatible electronic



medium, tied to the property parcel identification number, and otherwise in conformance with the ad valorem tax rolls submitted by the Property Appraiser in July to the Department of Revenue. District or its agent on behalf of District shall post the non-ad valorem special assessment for each parcel on the said non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions. Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. District agrees to abide by and implement its duties under the uniform law pursuant to all the provisions of sections 197.3632 and 197.3635, Florida Statutes, or its successor of statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.

7. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments, including the District's "Assessment" and that it is the sole responsibility and duty of District to follow all procedural and substantive requirements for the levy and imposition of constitutionally lienable non-ad valorem special assessments, including the Assessments.

8. District shall indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts against Tax Collector regarding the imposition, levy, roll preparation and certification of the Assessments; District shall pay for or reimburse Tax Collector for fees for legal services rendered to Tax Collector with regard to any such legal action. Nothing herein shall be deemed or construed as a waiver of sovereign immunity by the Tax Collector or the District, and the parties shall have and maintain at all times and for all purposes any and all rights, immunities and protections available under controlling legal precedent as provided under Section 768.28, Florida Statute, or its successor and as provided under other applicable law.

## SECTION VI

### Duties of the Tax Collector

1. The Tax Collector shall merge timely the legally certified "Assessment" roll of the District with all non-ad valorem assessment rolls, merge said rolls with the tax roll, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and non-ad valorem special assessments for all levying authorities within the county political subdivision, pursuant to sections 197.3632 and 197.3635, Florida Statutes, and its successor provisions, and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions adopted by district, so long as said ordinances and resolutions shall themselves each and every one clearly state intent to use the uniform method for collecting such assessments and so long as they are further not inconsistent with, or contrary to, the provisions of sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

2. Tax Collector shall collect the Assessments of District as certified by the Chair of the North Powerline Road Community Development District or his designee, to the Tax Collector no later than 15 September of each calendar year on compatible electronic medium, tied to the property identification number for each parcel, and in the format used in July by the Property Appraiser for the ad valorem rolls submitted to the Department of Revenue, using, DR Form 408, and free of errors or omissions.

3. The Tax Collector agrees to cooperate with District in implementation of the uniform methodology for collecting Assessments pursuant to sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any non-ad valorem assessment roll for the Assessments of District that is not officially, timely and legally certified to the Tax Collector pursuant to Chapter 197, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

4. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request District to file a corrected roll or a correction of the amount of any assessment and District shall bear the cost of any such error or omission.

5. If Tax Collector determines that a separate mailing is authorized pursuant to section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non-ad valorem special assessment ("Assessment") or shall direct District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of delay in multiple notices. If such a separate mailing is effected, District shall bear all costs associated with the separate notice for the non-ad valorem special assessment that could not be merged, upon timely billing by the Tax Collector.

## SECTION VII

### Entire Agreement

1. The parties shall perform all their obligations under this agreement in accordance with good faith and prudent practice.

2. This agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alter substantially the benefits of the Agreement for either of the parties or renders the statutory and regulatory obligations unperformable.

3. This Agreement shall be governed by the laws of the State of Florida.

4. Written notice shall be given to the parties at the following addresses, or such other place or person as each of the parties shall designate by similar notice:

- a. As to Tax Collector:      Address      Joe G. Tedder  
P.O. Box 1189  
Bartow, FL 33831-1189
- b. As to District:              Address      North Powerline Road Community Development District  
219 East Livingston Street  
Orlando, FL 32801

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:

**POLK COUNTY TAX COLLECTOR**

\_\_\_\_\_  
Joe G. Tedder, Tax Collector      By:      Joe G. Tedder  
Printed Name

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
By:      Rennie Heath  
Printed Name

ATTEST:

\_\_\_\_\_  
By: \_\_\_\_\_  
Printed Name

As authorized for execution by the District \_\_\_\_\_ Chair \_\_\_\_\_ of \_\_\_\_\_ CDD  
at its      June 15, 2022      regular meeting.

## SECTION VII

**Powerline Road South Single Family  
Ranking Results**

5/31/2022

**Powerline Road South Single Family ( 162 Lots)**

					Maximum Points	25	25	10	20	15	5	100		
Bidder	Opening Price	Adjusted Price	Substantial Completion Days	Price Rank	Schedule Rank	Price	Schedule	Financial Capability	Understanding of Work	Experience	Personnel	Total	Overall Rank	Cost/Lot
QGS	\$ 6,739,239.65	\$ 6,719,051.65	350	2	5	23.6	21.2	10	20	15	5	94.8	4	\$41,475.63
KEARNEY	\$ 6,262,626.26	\$ 6,354,183.37	305	1	2	25.0	24.9	10	20	15	5	99.9	1	\$39,223.35
TUCKER PAVING	\$ 7,831,467.10	\$ 7,828,699.12	348	6	4	19.2	21.4	10	20	15	5	90.6	6	\$48,325.30
Wal-Rose	\$ 6,597,302.38	\$ 6,761,882.38	304	5	1	23.40	25.0	10	20	15	5	98.4	2	\$41,740.01
JMHC	\$ 6,694,167.33	\$ 6,748,637.26	361	4	6	23.45	20.3	10	20	15	5	93.8	5	\$41,658.25
Jr. Davis	\$ 6,617,194.76	\$ 6,617,194.76	345	3	3	24.0	21.6	10	20	15	5	95.6	3	\$40,846.88

## SECTION VIII

## SECTION C

# North Powerline Road CDD

## Field Management Report



June 15th, 2022  
Clayton Smith  
Field Services Manager  
GMS



# Complete

## Amenity Review

- ✚ Monitoring facilities weekly.
- ✚ Playground installed. Minor odds and ends remaining.
- ✚ Shade installed and irrigation repairs coordinated.



# Complete

## Amenity Review

- ✚ Installed “No Lifeguard” sign on entrance based on direction from insurance adjuster.
- ✚ Coordinated with Frontier on a line break to fix service.



# Complete

## Landscape Review and General Maint

- ✚ Monitoring area with landscaper and aquatics vendor.
- ✚ Working to control algae blooms.
- ✚ Cattails are responding to treatments.
- ✚ Sylvester palm injections have begun and have been put on a quarterly schedule.





# In Progress

## Fountain Maintenance

- ✚ Coordinating fountain 1x service through pond vendor.
- ✚ Gathering proposals for regular maintenance.



## Bridge Signs

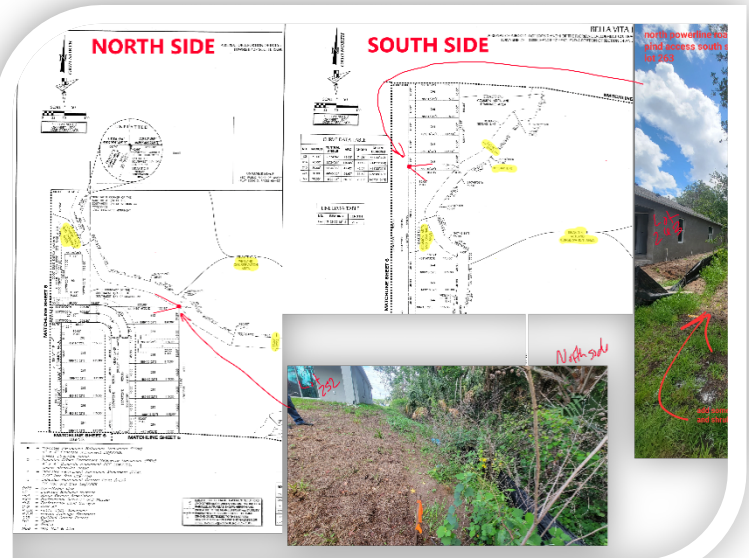
- ✚ Bridge signs have arrived and are on schedule for install.



# In Progress

## Pond Access

- ✚ Pursuing solution for safe and reliable maintenance access to pond 9.
- ✚ South slope adjacent to lot 263 was the most practical.
- ✚ Coordinating with landscaper.



# 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

May 7, 2022 to June 8, 2022

Bank	Date	Check No.'s	Amount	
General Fund	5/12/22	323-324	\$	6,062.00
	5/18/22	325-327	\$	7,192.88
	5/25/22	328-334	\$	4,353.46
	6/1/22	335	\$	12,746.16
			\$	<b>30,354.50</b>



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/25/22	00055	5/25/22 53-BID-5	202205 330-57200-48500	POOL PERMIT FY 2022	*	280.00	
				FLORIDA DEPARTMENT OF HEALTH			280.00 000330
5/25/22	00008	5/18/22 KC051820	202205 310-51300-11000	SUPERVISOR FEE 05/18/22	*	200.00	
				KEVIN CHINOY			200.00 000331
5/25/22	00009	5/18/22 LS051820	202205 310-51300-11000	SUPERVISOR FEE 05/18/22	*	200.00	
				LAUREN SCHWENK			200.00 000332
5/25/22	00028	5/18/22 PM051820	202205 310-51300-11000	SUPERVISOR FEE 05/18/22	*	200.00	
				PATRICK MARONE			200.00 000333
5/25/22	00054	5/23/22 05232022	202205 300-15500-10000	PLAYGRND/FUR LEASE-JUNE22	*	2,390.70	
				WHFS, LLC			2,390.70 000334
6/01/22	00056	2/10/22 40999	202205 300-20700-10300	LEASE FURNTURE-HORSECREEK	*	12,746.16	
				PATIO SHOWCASE			12,746.16 000335
TOTAL FOR BANK A						30,354.50	
TOTAL FOR REGISTER						30,354.50	

## SECTION 2

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

***Unaudited Financial Reporting***  
***May 31, 2022***



# Table of Contents

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

# North Powerline Road

## Community Development District

### Combined Balance Sheet

May 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 252,568	\$ -	\$ -	\$ 252,568
Capital Projects Account	\$ -	\$ -	\$ 1,000	\$ 1,000
<b>Investments:</b>				
<b>Series 2020</b>				
Reserve	\$ -	\$ 356,900	\$ -	\$ 356,900
Revenue	\$ -	\$ 228,212	\$ -	\$ 228,212
Prepayment	\$ -	\$ 1,502	\$ -	\$ 1,502
Construction - Phase 1	\$ -	\$ -	\$ 1,845	\$ 1,845
Construction - Phase 2	\$ -	\$ -	\$ 1,033	\$ 1,033
Prepaid Expenses	\$ 2,391	\$ -	\$ -	\$ 2,391
<b>Total Assets</b>	<b>\$ 254,958</b>	<b>\$ 586,614</b>	<b>\$ 3,878</b>	<b>\$ 845,450</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 18,996	\$ -	\$ -	\$ 18,996
Retainage Payable	\$ -	\$ -	\$ 13,426	\$ 13,426
<b>Total Liabilities</b>	<b>\$ 18,996</b>	<b>\$ -</b>	<b>\$ 13,426</b>	<b>\$ 32,422</b>
<b>Fund Balance:</b>				
<b>Nonspendable:</b>				
Prepaid Items	\$ 2,391	\$ -	\$ -	\$ 2,391
<b>Restricted for:</b>				
Debt Service - Series 2020	\$ -	\$ 586,614	\$ -	\$ 586,614
Capital Projects - Series 2020	\$ -	\$ -	\$ (9,548)	\$ (9,548)
Unassigned	\$ 233,571	\$ -	\$ -	\$ 233,571
<b>Total Fund Balances</b>	<b>\$ 235,962</b>	<b>\$ 586,614</b>	<b>\$ (9,548)</b>	<b>\$ 813,027</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 254,958</b>	<b>\$ 586,614</b>	<b>\$ 3,878</b>	<b>\$ 845,450</b>

# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending May 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
<b><u>Revenues:</u></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	\$ -	\$ -	\$ 14	\$ 14
<b>Total Revenues</b>	<b>\$ 434,430</b>	<b>\$ 193,265</b>	<b>\$ 383,742</b>	<b>\$ 190,477</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 5,600	\$ 2,400
Engineering	\$ 20,000	\$ 13,333	\$ 2,133	\$ 11,201
Attorney	\$ 30,000	\$ 20,000	\$ 19,700	\$ 300
Annual Audit	\$ 5,500	\$ 4,600	\$ 4,600	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 3,433	\$ 3,433	\$ -
Trustee Fees	\$ 10,650	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 36,050	\$ 24,033	\$ 24,033	\$ (0)
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Maintenance	\$ 1,200	\$ 800	\$ 800	\$ -
Telephone	\$ 300	\$ 200	\$ -	\$ 200
Postage & Delivery	\$ 1,000	\$ 667	\$ 501	\$ 166
Insurance	\$ 6,000	\$ 6,000	\$ 5,570	\$ 430
Printing & Binding	\$ 1,000	\$ 667	\$ 128	\$ 539
Legal Advertising	\$ 10,000	\$ 6,667	\$ 7,217	\$ (550)
Other Current Charges	\$ 5,000	\$ 3,333	\$ 338	\$ 2,995
Boundary Amendment Expenses	\$ -	\$ -	\$ 12,164	\$ (12,164)
Office Supplies	\$ 625	\$ 417	\$ 25	\$ 392
Travel Per Diem	\$ 660	\$ 440	\$ -	\$ 440
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 155,310</b>	<b>\$ 103,456</b>	<b>\$ 97,107</b>	<b>\$ 6,349</b>



# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending May 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	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	\$ 10,000	\$ 6,875	\$ 3,125
Landscape Maintenance	\$ 80,000	\$ 53,333	\$ 17,828	\$ 35,505
Landscape Replacement	\$ 5,000	\$ 3,333	\$ 1,606	\$ 1,727
Lake Maintenance	\$ 12,000	\$ 8,000	\$ 3,098	\$ 4,902
Streetlights	\$ 48,000	\$ 32,000	\$ 21,414	\$ 10,586
Electric	\$ 3,600	\$ 3,600	\$ 4,242	\$ (642)
Water & Sewer	\$ 2,400	\$ 1,600	\$ -	\$ 1,600
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 5,000	\$ 3,333	\$ 117	\$ 3,216
General Repairs & Maintenance	\$ 5,000	\$ 3,333	\$ 200	\$ 3,133
Contingency	\$ 7,500	\$ 5,000	\$ 158	\$ 4,842
<b>Subtotal Field Expenditures</b>	<b>\$ 191,000</b>	<b>\$ 130,200</b>	<b>\$ 61,487</b>	<b>\$ 68,713</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 14,400	\$ 9,600	\$ 2,871	\$ 6,729
Amenity - Water	\$ 3,500	\$ 2,333	\$ 1,090	\$ 1,243
Playground Lease	\$ 14,000	\$ 9,333	\$ 2,391	\$ 6,943
Internet	\$ 3,000	\$ 2,000	\$ 404	\$ 1,596
Pest Control	\$ 720	\$ 480	\$ 456	\$ 24
Janitorial Services	\$ 8,500	\$ 5,667	\$ 1,454	\$ 4,213
Security Services	\$ 7,500	\$ 5,589	\$ 5,589	\$ -
Pool Maintenance	\$ 18,000	\$ 12,000	\$ 6,280	\$ 5,720
Amenity Access Management	\$ 5,000	\$ 3,333	\$ 1,250	\$ 2,083
Amenity Repairs & Maintenance	\$ 1,000	\$ 667	\$ 320	\$ 347
Contingency	\$ 7,500	\$ 5,000	\$ -	\$ 5,000
<b>Subtotal Amenity Expenditures</b>	<b>\$ 83,120</b>	<b>\$ 56,002</b>	<b>\$ 22,105</b>	<b>\$ 33,897</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 274,120</b>	<b>\$ 186,202</b>	<b>\$ 83,591</b>	<b>\$ 102,611</b>
<b>Total Expenditures</b>	<b>\$ 429,430</b>	<b>\$ 289,658</b>	<b>\$ 180,698</b>	<b>\$ 108,959</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,000</b>		<b>\$ 203,043</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>\$ 203,043</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 32,919</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 235,962</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 May 31, 2022

	Adopted Budget	Prorated Budget Thru 05/31/22	Actual Thru 05/31/22	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	\$ -	\$ -	\$ 34	\$ 34
<b>Total Revenues</b>	<b>\$ 713,735</b>	<b>\$ 354,956</b>	<b>\$ 732,639</b>	<b>\$ 377,684</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 232,922	\$ 232,922	\$ 232,922	\$ -
Principal - 5/1	\$ 250,000	\$ 250,000	\$ 250,000	\$ -
Special - 5/1	\$ -	\$ 20,000	\$ 20,000	\$ -
Interest - 5/1	\$ 232,922	\$ 232,922	\$ 232,922	\$ -
<b>Total Expenditures</b>	<b>\$ 715,844</b>	<b>\$ 735,844</b>	<b>\$ 735,844</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (2,108)</b>		<b>\$ (3,204)</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>\$ (360,101)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 232,926</b>		<b>\$ 946,714</b>	
<b>Fund Balance - Ending</b>	<b>\$ 230,818</b>		<b>\$ 586,614</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 May 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 2,199,132	\$ 2,199,132
Interest	\$ -	\$ -	\$ 3	\$ 3
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,199,135</b>	<b>\$ 2,199,135</b>
<b>Expenditures:</b>				
Capital Outlay - Phase 1	\$ -	\$ -	\$ 924,763	\$ (924,763)
Capital Outlay - Phase 2	\$ -	\$ -	\$ 1,369,932	\$ (1,369,932)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,294,694</b>	<b>\$ (2,294,694)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (95,559)</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>\$ 261,337</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (270,885)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (9,548)</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 May 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
<b>Revenues</b>				
Developer Advances	\$ -	\$ -	\$ 1,058,885	\$ 1,058,885
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,058,885</b>	<b>\$ 1,058,885</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 1,058,885	\$ (1,058,885)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,058,885</b>	<b>\$ (1,058,885)</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	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ 14
<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>\$ 2</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 383,742</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 600	\$ 600	\$ 800	\$ 800	\$ 600	\$ 800	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 5,600
Engineering	\$ 118	\$ 118	\$ 118	\$ -	\$ 1,175	\$ -	\$ 605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,133
Attorney	\$ 927	\$ 2,325	\$ 1,641	\$ 3,142	\$ 3,983	\$ 4,348	\$ 3,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,700
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ 4,600
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 517	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ 3,433
Trustee Fees	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ 24,033
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 29	\$ 31	\$ 60	\$ 71	\$ 162	\$ 49	\$ 21	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 501
Insurance	\$ 5,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,570
Printing & Binding	\$ 4	\$ 7	\$ 1	\$ 1	\$ 103	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128
Legal Advertising	\$ 1,178	\$ 805	\$ -	\$ 441	\$ 3,935	\$ 857	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,217
Other Current Charges	\$ 33	\$ 39	\$ 41	\$ 41	\$ 66	\$ 39	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ 338
Boundary Amendment Expenses	\$ 2,436	\$ 2,914	\$ 1,931	\$ 338	\$ 4,071	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,164
Office Supplies	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 4	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 25
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>\$ 10,254</b>	<b>\$ 11,376</b>	<b>\$ 6,191</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 97,107</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	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ 6,875
Landscape Maintenance	\$ 1,300	\$ 1,889	\$ 1,889	\$ 1,889	\$ 1,889	\$ 2,990	\$ 2,990	\$ 2,990	\$ -	\$ -	\$ -	\$ -	\$ 17,828
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,606	\$ -	\$ -	\$ -	\$ -	\$ 1,606
Lake Maintenance	\$ -	\$ -	\$ -	\$ 444	\$ 444	\$ 444	\$ 883	\$ 883	\$ -	\$ -	\$ -	\$ -	\$ 3,098
Streetlights	\$ -	\$ -	\$ -	\$ 6,817	\$ 7,081	\$ 2,499	\$ 2,509	\$ 2,509	\$ -	\$ -	\$ -	\$ -	\$ 21,414
Electric	\$ -	\$ -	\$ -	\$ 3,183	\$ 128	\$ 404	\$ 17	\$ 511	\$ -	\$ -	\$ -	\$ -	\$ 4,242
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Contingency	\$ -	\$ -	\$ -	\$ 25	\$ -	\$ 94	\$ -	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ 158
<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>\$ 7,904</b>	<b>\$ 7,649</b>	<b>\$ 9,787</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 61,487</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 230	\$ 1,467	\$ -	\$ 1,175	\$ -	\$ -	\$ -	\$ -	\$ 2,871
Amenity - Water	\$ -	\$ -	\$ 324	\$ -	\$ 257	\$ -	\$ 327	\$ 182	\$ -	\$ -	\$ -	\$ -	\$ 1,090
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,391	\$ -	\$ -	\$ -	\$ -	\$ 2,391
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202	\$ 101	\$ 101	\$ -	\$ -	\$ -	\$ -	\$ 404
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 354	\$ 550	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ 1,454
Security Services	\$ -	\$ -	\$ -	\$ 2,000	\$ 3,589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,589
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,780	\$ -	\$ -	\$ -	\$ -	\$ 6,280
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 160	\$ 160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 324</b>	<b>\$ 2,160</b>	<b>\$ 5,736</b>	<b>\$ 4,395</b>	<b>\$ 2,895</b>	<b>\$ 6,595</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,105</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,925</b>	<b>\$ 2,514</b>	<b>\$ 2,838</b>	<b>\$ 15,143</b>	<b>\$ 21,946</b>	<b>\$ 12,299</b>	<b>\$ 10,544</b>	<b>\$ 16,383</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 83,591</b>
<b>Total Expenditures</b>	<b>\$ 21,669</b>	<b>\$ 13,025</b>	<b>\$ 11,553</b>	<b>\$ 27,690</b>	<b>\$ 39,715</b>	<b>\$ 22,553</b>	<b>\$ 21,920</b>	<b>\$ 22,573</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 180,698</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>\$ 105,562</b>	<b>\$ (14,709)</b>	<b>\$ (20,750)</b>	<b>\$ (22,572)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 203,043</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>\$ 105,562</b>	<b>\$ (14,709)</b>	<b>\$ (20,750)</b>	<b>\$ (22,572)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 203,043</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
Principal Payment - 05/01/22		(\$250,000)
Special Call - 05/01/22		(\$20,000)
<b>Current Bonds Outstanding</b>		<b>\$12,415,000</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>\$</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
\$ 4,212.84	Balance Remaining to Collect

**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