

*North Powerline Road  
Community Development District*

*Meeting Agenda*

*December 6, 2022*

# AGENDA

# *North Powerline Road*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

November 29, 2022

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

Dear Board Members:

An Audit Committee Meeting and a regular Board of Supervisors Meeting of the **North Powerline Road Community Development District** will be held **Tuesday, December 6, 2022 at 10:30 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

**Zoom Video Link:** <https://us06web.zoom.us/j/83032630323>

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

**Meeting ID:** 830 3263 0323

Following is the advance agenda for the meeting:

### **Audit Committee Meeting**

1. Roll Call
2. Public Comment Period
3. Review of Proposals and Tally of Audit Committee Members Rankings
  - A. DiBartolomeo, McBee, Hartley & Barnes
  - B. Grau & Associates
4. Adjournment

### **Board of Supervisors 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. Organizational Matters
  - A. Swearing in of Appointed Supervisor Emily Cassidy (Appointed at November 1, 2022 Meeting)
  - B. Administration of Oaths of Office to Newly Elected Board Members Appointed at November 17, 2022 Landowners' Meeting (Rennie Heath, Kevin Chinoy, and Daniel Arnette)
  - C. Consideration of Resolution 2023-01 Canvassing and Certifying the Results of the Landowners' Election
  - D. Election of Officers
  - E. Consideration of Resolution 2023-02 Electing Officers

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

4. Approval of Minutes of the November 1, 2022 Board of Supervisors and Audit Committee Meetings and the November 17, 2022 Landowners' Meeting
5. Acceptance of Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Request from Aquagenix for Increase in Pond Maintenance
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment



# Audit Committee Meeting

## SECTION III

# SECTION A

# **North Powerline Road Community Development District**

<b>Proposer</b>
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**DiBartolomeo, McBee, Hartley & Barnes, P.A.**  
**Certified Public Accountants**

**2222 Colonial Road, Suite 200  
Fort Pierce, Florida 34950  
(772) 461-8833**

**591 SE Port St. Lucie Boulevard  
Port Saint Lucie, Florida 34984  
(772) 878-1952**

**Contact:**

**Jim Hartley, CPA  
Principal**

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North Powerline Road  
Community Development District  
Audit Selection Committee

Dear Committee Members:

We are pleased to have this opportunity to present the qualifications of DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB) to serve as North Powerline Road Community Development District's independent auditors. The audit is a significant engagement demanding various professional resources, governmental knowledge and expertise, and, most importantly, experience serving Florida local governments. DMHB understands the services required and is committed to performing these services within the required time frame. We have the staff available to complete this engagement in a timely fashion. We audit several entities across the State making it feasible to schedule and provide services at the required locations.

***Proven Track Record***—Our clients know our people and the quality of our work. We have always been responsive, met deadlines, and been willing to go the extra mile with the objective of providing significant value to mitigate the cost of the audit. This proven track record of successfully working together to serve governmental clients will enhance the quality of services we provide.

***Experience***—DMHB has a history of providing quality professional services to an impressive list of public sector clients in Florida. We currently serve a large number of public sector entities in Florida, including cities, villages, special districts, as well as a large number of community development districts. Our firm has performed in excess of 100 community development district audits. In addition, our senior management team members have between 25 and 35 years experience in serving Florida governments. DMHB is a recognized leader in providing services to governmental and non-profit agencies within the State of Florida. Through our experience in performing audits, we have been able to increase our audit efficiency and therefore reduce cost. We have continually passed this cost saving on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with audit standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up to date on all changes that are occurring within the industry.

***Timeliness*** – In order to meet the Districts needs, we will perform interim internal control testing by January 31<sup>st</sup> from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1<sup>st</sup>. We will also review all minutes and subsequent needs related to the review of the minutes by January 31<sup>st</sup>. Follow up review will be completed as necessary.

***Communication and Knowledge Sharing***— Another driving force behind our service approach is frequent, candid and open communication with management with no surprises. During the course of the audit, we will communicate with management on a regular basis to provide you with a status report on the audit and to discuss any issues that arise, potential management letter comments, or potential audit differences.

In the accompanying proposal, you will find additional information upon which you can evaluate DMHB's qualifications. Our full team is in place and waiting to serve you. Please contact us at 2222 Colonial Road, Suite 200 Fort Pierce, FL 34950. Our phone number is (772) 461-8833. We look forward to further discussion on how our team can work together with you.

Very truly yours,

A handwritten signature in black ink that reads "DiBartolomeo, McBee, Hartley & Barnes". The signature is written in a cursive, flowing style.

DiBartolomeo, McBee, Hartley & Barnes, P.A.

## PROFESSIONAL QUALIFICATIONS

DiBartolomeo, McBee, Hartley & Barnes, P.A. is a local public accounting firm with offices in the cities of Fort Pierce and Port St. Lucie. The firm was formed in 1982.

### ➤ *Professional Staff Resources*

Our services will be delivered through personnel in both our Port St. Lucie and Ft. Pierce offices, located at 591 S.E. Port St. Lucie Blvd., Port St. Lucie, FL 34984 and 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950, respectively. DMHB has a total of 19 professional staff including 9 with extensive experience serving governmental entities.

Professional Staff Classification	Number of Professionals
Partner	4
Managers	2
Senior	2
Staff	11
	19

DiBartolomeo, McBee, Hartley & Barnes provides a variety of accounting, auditing, tax litigation support, estate planning, and consulting services. Some of the governmental, non-profit accounting, auditing and advisory services currently provided to clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under the OMB A-133 audit criteria
- Issuance of Comfort Letters, consent letters, and parity certificates in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews
- Assisting in compiling historical financial data for first-time and subsequent submissions for the GFOA Certificate of Achievement for Excellence in Financial Reporting



## PROFESSIONAL QUALIFICATIONS (CONTINUED)

### ➤ *Professional Staff Resources (Continued)*

- Audits of franchise fees received from outside franchisees
- Preparation of annual reports to the State Department of Banking and Finance
- Audits of Internal Controls – Governmental Special Project
- Assistance with Implementation of current GASB pronouncements

### ➤ *Current and Near Future Workload*

In order to better serve and provide timely and informative financial data, we have comprised an experienced audit team. Our present and future workloads will permit the proposed audit team to perform these audits within the time schedule required and meet all deadlines.

### ➤ *Identification of Audit Team*

The team is composed of people who are experienced, professional, and creative. They fully understand your business and will provide you with reliable opinions. In addition, they will make a point to maintain ongoing dialogue with each other and management about the status of our services.

The auditing firm you select is only as good as the people who serve you. We are extremely proud of the outstanding team we have assembled for your engagement. Our team brings many years of relevant experience coupled with the technical skill, knowledge, authority, dedication, and most of all, the commitment you need to meet your government reporting obligations and the challenges that will result from the changing accounting standards.

A flow chart of the audit team and brief resumes detailing individual team members' experience in each of the relevant areas follow.

**Jim Hartley, CPA** – Engagement Partner (resume attached)  
Will assist in the field as main contact

**Jay McBee, CPA** – Technical Reviewer (resume attached)

**Christine Kenny, CPA** – Senior (resume attached)

## **Jim Hartley**

*Partner – DiBartolomeo, McBee, Hartley & Barnes*

### **Experience and Training**

Jim has over 35 years of public accounting experience and would serve as the engagement partner. His experience and training include:

- 35 years of non-profit and governmental experience.
- Specializing in serving entities ranging from Government to Associations and Special District audits.
- Has performed audits and advisory services for a variety of public sector entities.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 120 hours of CPE credits over the past 3 years.

### **Recent Engagements**

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Jim has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Jim currently provides internal audit and consulting services to governmental entities and non-profit agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Jim provides auditing services to the Fort Pierce Utilities Authority, St. Lucie County Fire District, City of Port St. Lucie, Tradition CDD #1 – 10, Southern Groves CDD #1-6, Multiple CDD audits, Town of St. Lucie Village, Town of Sewall’s Point, Town of Jupiter Island along with several other entities, including Condo and Homeowner Associations.

### **Education and Registrations**

- Bachelor of Science in Accounting – Sterling College.
- Certified Public Accountant

### **Professional Affiliations**

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

### **Volunteer Service**

- Treasurer & Executive Board - St. Lucie County Chamber of Commerce
- Budget Advisory Board - St. Lucie County School District
- Past Treasurer - Exchange Club for Prevention of Child Abuse & Exchange Foundation Board
- Board of Directors – State Division of Juvenile Justice

## **Jay L. McBee**

*Partner – DiBartolomeo, McBee, Hartley & Barnes*

### **Experience and Training**

Jay has over 45 years of public accounting experience and would serve as the technical reviewer on the audit. His experience and training include:

- 45 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, special districts, and school districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Has extensive experience in performing pension audits.
- Experienced in developing and maintaining the GFOA Certificate of Achievement.
- 120 Hours of relevant government CPE credits over the past 3 years.
- Experience in municipal bond and other governmental-financing options and offerings.

### **Recent Engagements**

Has provided auditing services on local governmental entities including towns, villages, cities, counties, special district and community development districts. Jay has assisted with financial preparation, system implementation, and a variety of government services to a wide range of governmental entities. Jay currently provides auditing services to the City of Port St. Lucie, City of Okeechobee Pension Trust Funds, St. Lucie County Fire District Pension funds, along with several other non-profit and governmental entities.

### **Education and Registrations**

- Bachelor of Science in Accounting and Quantitative Business Management – West Virginia University.
- Certified Public Accountant

### **Professional Affiliations**

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

### **Volunteer Service**

- Member of the St. Lucie County Citizens Budget Committee
- Finance committee for the First United Methodist Church
- Treasurer of Boys & Girls Club of St. Lucie County

## **Christine M. Kenny, CPA**

### ***Senior Staff – DiBartolomeo, McBee, Hartley & Barnes***

#### **Experience and training**

Christine has over 18 years of public accounting experience and would serve as a senior staff for the Constitutional Officers. Her experience and training include:

- 18 years of manager and audit experience.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- 100 hours of relevant government CPE credits over the past 3 years.

#### **Recent Engagements**

Has provided audit services on governmental entities including towns, villages, cities and special districts. Christine has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Christine currently provides services to multiple agencies to assist in implementing and maintaining “best practice” accounting policies and procedures.

Engagements include St. Lucie County Fire District, City of Fort Pierce, Town of Sewall’s Point, and Town of St. Lucie Village.

#### **Education and Registrations**

- Bachelor of Science in Accounting – Florida State University
- Professional Affiliations
- Active Member of the Florida Institute of Certified Public Accountants
- Active Member of the American Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

## PROFESSIONAL QUALIFICATIONS (CONTINUED)

### ➤ *Governmental Audit Experience*

DiBartolomeo, McBee, Hartley & Barnes, P.A., through its principals and members, has provided continuous in-depth professional accounting, auditing, and consulting services to local government units, nonprofit organizations, and commercial clients. Our professionals have developed considerable expertise in performing governmental audits and single audits and in preparing governmental financial statements in conformance with continually evolving GASB pronouncements, statements, and interpretations. All of the public sector entities we serve annually are required to be in accordance with GASB pronouncements and government auditing standards. We currently perform several Federal and State single audits in compliance with OMB Circular A-133 and under the Florida Single Audit Act. Our professionals are also experienced in assisting their clients with preparing Comprehensive Annual Financial Reports (GFOA).

All work performed by our firm is closely supervised by experienced certified public accountants. Only our most seasoned CPA's perform consulting services. Some of the professional accounting, auditing, and management consulting services currently provided to our local governmental clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under OMB A-133 audit criteria and the Florida Single Audit Act
- Assisting in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement of Excellence in Financial Reporting
- Audits of franchise fees received from outside franchisees
- Assistance with Implementation of GASB-34
- Internal audit functions
- Fixed assets review and updating cost/depreciation allocations and methods

## ADDITIONAL DATA

### ➤ *Procedures for Ensuring Quality Control & Confidentiality*

Quality control in any CPA firm can never be taken for granted. It requires a continuing commitment to professional excellence. DiBartolomeo, McBee, Hartley & Barnes is formally dedicated to that commitment.

In an effort to continue to maintain the standards of working excellence required by our firm, DiBartolomeo, McBee, Hartley & Barnes, P.A. joined the Quality Review Program of the American Institute of Certified Public Accountants. To be a participating member firm, a firm must obtain an independent compliance review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements. The scope of peer review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence
- Assignment of professional personnel to engagements
- Consultation on technical matters
- Supervision of engagement personnel
- Hiring and employment of personnel
- Professional development
- Advancement
- Acceptance and continuance of clients
- Inspection and review system

### ➤ *Independence*

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, independent auditors must exercise utmost care in the performance of their duties.

Our firm has provided continuous certified public accounting services in the government sector for 31 years, and we are independent of the Community Development Districts as defined by the following rules, regulations, and standards:

## ADDITIONAL DATA (CONTINUED)

### ➤ *Independence (Continued)*

- Au Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants
- ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants
- Chapter 21A-21, Florida Administrative Code
- Section 473.315, Florida Statutes
- Government Auditing Standards, issued by the Comptroller General of the United States

### ➤ *Computer Auditing Capabilities*

DiBartolomeo, McBee, Hartley & Barnes' strong computer capabilities as demonstrated by our progressive approach to computer auditing and extensive use of microcomputers. Jay McBee is the MIS partner for DMHB. Jay has extensive experience in auditing and evaluating various computer systems and would provide these services in this engagement.

We view the computer operation as an integral part of its accounting systems. We would evaluate the computer control environment to:

- Understand the computer control environment's effect on internal controls
- Conclude on whether aspects of the environment require special audit attention
- Make preliminary determination of comments for inclusion in our management letter

*This evaluation includes:*

- System hardware and software
- Organization and administration
- Access

## Contracts of Similar Nature within References

Client	Years	Annual Audit In Accordance With GAAS	Engagement Partner	Incl. Utility Audit/ Consulting	GFOA Cert.	GASB 34 Implementation & Assistance	Total Hours
St. Lucie County Fire District Karen Russell, Clerk-Treasurer (772)462-2300	1984 - Current	√	<b>Jim Hartley</b>			√	<b>250-300</b>
City of Fort Pierce Johnna Morris, Finance Director (772)-460-2200	2005-current	√	<b>Mark Barnes</b>		√	√	<b>800</b>
Fort Pierce Utilities Authority Nina Hurtubise, Finance Director (772)-466-1600	2005-current	√	<b>Jim Hartley</b>	√	√	√	<b>600</b>
Town of St. Lucie Village Diane Robertson, Town Clerk (772) 595-0663	1999 – current	√	<b>Jim Hartley</b>			√	<b>100</b>
City of Okeechobee Pension Trust Funds Marita Rice, Supervisor of Finance (863)763-9460	1998 – current	√	<b>Jay McBee</b>				<b>60</b>
St. Lucie County Fire District 175 Pension Trust Fund Chris Bushman , Captain (772) 462-2300	1990 – current	√	<b>Jay McBee</b>				<b>60</b>
Tradition Community Development District 1-10 Alan Mishlove, District Finance Manager (407)382-3256	2002 - current	√	<b>Jim Hartley</b>			√	<b>350</b>
Legends Bay Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	<b>Jim Hartley</b>				<b>50</b>
Union Park Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	<b>Jim Hartley</b>				<b>50</b>
Deer Island Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	<b>Jim Hartley</b>				<b>50</b>
Park Creek Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	<b>Jim Hartley</b>				<b>50</b>
Waterleaf Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	<b>Jim Hartley</b>				<b>50</b>



## TECHNICAL APPROACH

**a. *An Express Agreement to Meet or Exceed the Performance Specifications.***

1. The audit will be conducted in compliance with the following requirements:
  - a. Rules of the Auditor General for form and content of governmental audits
  - b. Regulations of the State Department of Banking and Finance
  - c. Audits of State and Local Governmental Units-American Institute of Certified Public Accountants.
2. The audit report shall contain the opinion of the auditor in reference to all financial statements, and an opinion reflecting compliance with applicable legal provisions.
3. We will also provide the required copies of the audit report, the management letter, any related reports on internal control weaknesses and one copy of the adjusting journal entries and financial work papers.
4. The auditor shall, at no additional charge, make all related work papers available to any Federal or State agency upon request in accordance with Federal and State Laws and Regulations.
5. We will work in cooperation with the District, its underwriters and bond council in regard to any bond issues that may occur during the term of the contract.
6. The financial statements shall be prepared in conformity with Governmental Accounting Standards Board Statement Number 34, 63 and 65.

We will commit to issuing the audit for each Fiscal year by June 1<sup>st</sup> of the following year. In order to ensure this we will perform interim internal control testing as required by January 31<sup>st</sup> from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1<sup>st</sup>. We will also review all minutes and subsequent needs related to the review of the minutes by January 30<sup>th</sup>. Follow up review will be completed as necessary.

***b. A Tentative Schedule for Performing the Key phases of the Audit***

<b>Audit Phase and Tasks</b>	<b>Oct.</b>	<b>Nov.</b>	<b>Dec.</b>	<b>Jan.</b>	<b>Feb.</b>	<b>Mar.</b>	<b>Apr.</b>
<b><i>I. Planning Phase:</i></b>							
Meetings and discussions with North Powerline Road Community Development District personnel regarding operating, accounting and reporting matters							
Discuss management expectations, strategies and objectives							
Review operations							
Develop engagement plan							
Study and evaluate internal controls							
Conduct preliminary analytical review							
<b><i>II. Detailed Audit Phase:</i></b>							
Conduct final risk assessment							
Finalize audit approach plan							
Perform substantive tests of account balances							
Perform single audit procedures (if applicable)							
Perform statutory compliance testing							
<b><i>III. Closing Phase:</i></b>							
Review subsequent events, contingencies and commitments							
Complete audit work and obtain management representations							
Review proposed audit adjustments with client							
<b><i>IV. Reporting Phase:</i></b>							
Review or assist in preparation of financial statement for North Powerline Road Community Development District							
Prepare management letter and other special reports							
Exit conference with North Powerline Road Community Development District officials and management							
Delivery of final reports							

**b. SPECIFIC AUDIT APPROACH**

**Our partners are not strangers who show up for an entrance conference and an exit conference.** We have developed an audit plan that allows the partners to directly supervise our staff in the field. By assigning two partners to the audit, we will have a partner on-site for a significant portion of the fieldwork. This also gives the District an additional contact individual for questions or problems that may arise during the audit.

The scope of our services will include a financial, as well as, a compliance audit of the District's financial statements. Our audit will be conducted in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Additionally, our audit will be conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida.

Our audit approach places emphasis on the accounting information system and how the data is recorded, rather than solely on the verification of numbers on a financial statement. This approach enables us to:

- Maximize our understanding of the District's operating environment
- Minimize time required conducting the audit since we start with broad considerations and narrow to specific audit objectives in critical areas

Our audit approach consists of four phases encompassing our audit process:

- Planning Phase
- Detailed Audit Phase
- Closing Phase
- Reporting

**Planning Phase**

**Meetings and Expectations:**

Our first step in this phase will be to set up a planning meeting with the financial and operating management of North Powerline Road Community Development District. Our goal here is to eliminate "surprises." By meeting with responsible officials early on we can discuss significant accounting policies, closing procedures and timetables, planned timing of our audit procedures and expectations of our work. This will also be the starting point for our discussions with management related to *SAS No. 99-Consideration of Fraud in a Financial Statement Audit*. Inquiries will be made regarding managements knowledge of fraud and on management's views regarding the risk of fraud.

## **Review Operations and Develop Engagement Plan**

It is critical that we understand the District's operating environment. To do this we will obtain and review such items as, organizational charts, recent financial statements, budget information, major contracts and lease agreements. We will also gather other information necessary to increase our understanding of the District's operations, organization, and internal control.

## **Study and Evaluate Internal Control**

As part of general planning, we will obtain an understanding and assessment of the District's control environment. This assessment involves a review of management's operating style, written internal control procedures, and the District's accounting system. The assessment is necessary to determine if we can rely on control procedures and thus reduce the extent of substantive testing.

We then test compliance with established control procedures by ascertaining that the significant strengths within the system are functioning as described to us. Generally, transactions are selected and reviewed in sufficient detail to permit us to formulate conclusions regarding compliance with control procedures and the extent of operation compliance with pertinent laws and regulations. This involves gaining an understanding of the District's procedures, laws and regulations, and testing systems for compliance by examining contracts, invoices, bid procedures, and other documents. After testing controls, we then evaluate the results of those tests and decide whether we can rely on controls and thus reduce other audit procedures.

## **Conduct Preliminary Analytical Review**

Also during the planning stage, we undertake analytical procedures that aid us in focusing our energies in the right direction. We call these analytical reviews.

A properly designed analytical review can be a very effective audit procedure in audits of governmental units. Analytical reviews consist of more than just a comparison of current-year actual results to prior-year actual results. Very effective analytical review techniques include trend analysis covering a number of years and comparisons of information not maintained totally within the financial accounting system, such as per capita information, prevailing market interest rates, housing statistics, etc.

Some examples of effective analytical reviews performed together and/or individually include:

- Comparison of current-year actual results with current-year budget for the current and past years with investigation of significant differences and/or trends
- Trend analysis of the percentage of current-year revenues to current-year rates for the current and previous years with investigation of significant changes in the collection percentage
- Trend analysis of the percentage of expenditures by function for the current and previous years with investigation of significant changes in percentages by department
- Monthly analysis of receipts compared to prior years to detect trends that may have audit implications

Conclusions reached enable us to determine the nature, timing and extent of other substantive procedures.

## Detailed Audit Phase

### **Conduct Final Risk Assessment and Prepare Audit Programs**

Risk assessment requires evaluating the likelihood of errors occurring that could have a material affect on the financial statements being audited. The conclusions we reach are based on many evaluations of internal control, systems, accounts, and transactions that occur throughout the audit. After evaluating the results of our tests of control and our final risk assessment we can develop detailed audit programs.

### **Perform Substantive Tests of Account Balances**

These tests are designed to provide reasonable assurance as to the validity of the information produced by the accounting system. Substantive tests involve such things as examining invoices supporting payments, confirmation of balances with independent parties, analytical review procedures, and physical inspection of assets. All significant accounts will be subjected to substantive procedures. Substantive tests provide direct evidence of the completeness, accuracy, and validity of data.

### **Perform Single Audit Procedures (if applicable)**

During the planning phase of the audit we will request and review schedules of expenditures of federal awards and state financial assistance. These schedules will be the basis for our determination of the specific programs we will test.

In documenting our understanding of the internal control system for the financial statement audit, we will identify control activities that impact major federal and state programs as well. This will allow us to test certain controls for the financial audit and the single audit concurrently. We will then perform additional tests of controls for each federal and state program selected for testing. We will then evaluate the results of the test of controls to determine the nature, timing and extent of substantive testing necessary to determine compliance with major program requirements.

## **Perform Statutory Compliance Testing**

We have developed audit programs for North Powerline Road Community Development District designed to test Florida Statutes as required by the Auditor General. These programs include test procedures such as general inquiries, confirmation from third parties, and examination of specific documents.

### **Closing Phase**

During the closing phase we perform detail work paper reviews, request legal letters, review subsequent events and proposed audit adjustments. Communication with the client is critical in this phase to ensure that the information necessary to prepare financial statements in conformity with accounting principles generally accepted in the United States has been obtained.

### **Reporting Phase**

#### **Financial Statement Preparation**

As a local firm, we spend a considerable amount of time on financial statement preparation and support. With this in mind, we can assist in certain portions of the preparation of financial statements or simply review a draft of financials prepared by your staff. We let you determine our level of involvement.

#### **Management Letters**

***We want to help you solve problems before they become major.***

Our management letters go beyond citing possible deficiencies in the District's internal control structures. They identify opportunities for increasing revenues, decreasing costs, improving management information, protecting assets and improving operational efficiency.

The diversity of experience of our personnel and their independent and objective viewpoints make the comments, observations, and conclusions presented in our management letters a valuable source of information. We have provided positive solution-oriented objective recommendations to our governmental clients regarding investments, accounting accuracy, data processing, revenue bonds, payroll, utility billing, purchasing, budgeting, risk management, and internal auditing.

This review ensures the integrity of the factual data in the management letter but does not influence or impair our independence.

#### **Exit Conferences and Delivery of Reports**

We anticipate meeting with appropriate District personnel in February and issuing the final required reports by the May meeting of each year.

## **PROPOSED AUDIT FEE FOR EACH YEAR OF THE FIVE YEARS**

DiBartolomeo, McBee, Hartley & Barnes P.A. will perform the annual audit of North Powerline Road Community Development District for the five years as follows:

September 30, 2022	\$ 3,850
September 30, 2023	\$ 3,950
September 30, 2024	\$ 4,000
September 30, 2025	\$ 4,150
September 30, 2026	\$ 4,250

In years of new debt issuance fees may be adjusted based on review with management.

## SECTION B





**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# **Proposal to Provide Financial Auditing Services:**

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

Proposal Due: November 21, 2022  
5:00PM

**Submitted to:**

North Powerline Road  
Community Development District  
c/o District Manager  
219 East Livingston Street  
Orlando, FL 32801

---

**Submitted by:**

Antonio J. Grau, Partner  
Grau & Associates  
951 Yamato Road, Suite 280  
Boca Raton, Florida 33431

**Tel** (561) 994-9299  
(800) 229-4728

**Fax** (561) 994-5823

[tgrau@graucpa.com](mailto:tgrau@graucpa.com)

[www.graucpa.com](http://www.graucpa.com)



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

November 21, 2022

North Powerline Road Community Development District  
c/o District Manager  
219 East Livingston Street  
Orlando, FL 32801

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2022, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the North Powerline Road Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

## Why Grau & Associates:

### Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

### Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

### Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

### Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

### **Complying With Standards**

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA ([tgrau@graucpa.com](mailto:tgrau@graucpa.com)) or Racquel McIntosh, CPA ([rmcintosh@graucpa.com](mailto:rmcintosh@graucpa.com)) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,  
Grau & Associates



Antonio J. Grau

# Firm Qualifications



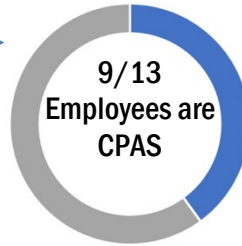
**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## Grau's Focus and Experience

### Our Team



3 Partners  
10 Professional Staff  
2 Administrative Professionals



# 2005

Year founded

### Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

**297** Community Development Districts Served

Quality Controls

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau  
Grau & Associates  
951 Yamato Rd Ste 280  
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee  
paul@ficpa.org  
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

3800 Esplanade Way, Suite 210 | Tallahassee, FL 32311 | 800.342.3197, in Florida | 850.224.2727 | Fax: 850.222.8190 | [www.ficpa.org](http://www.ficpa.org)

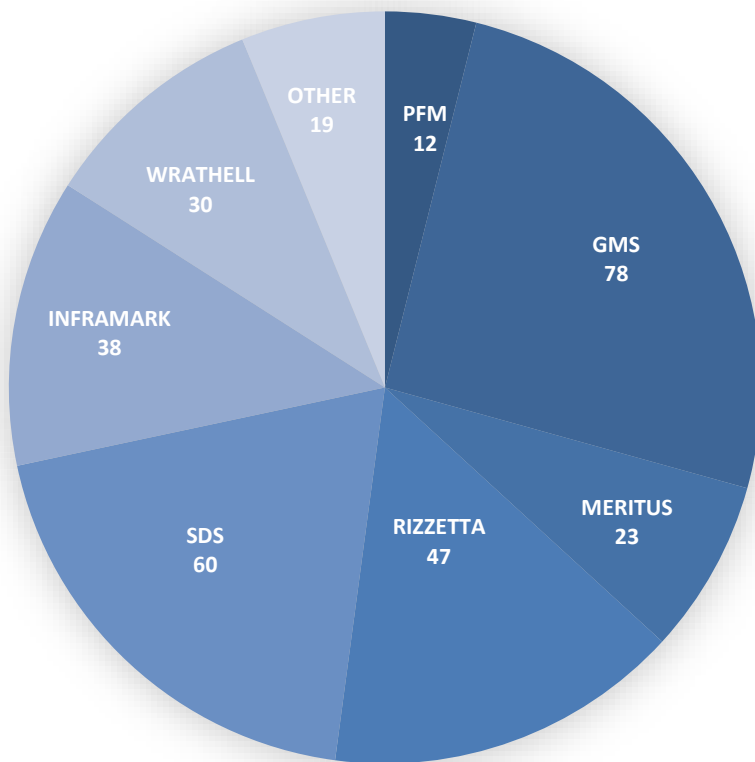
## **Firm & Staff Experience**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS



## GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



### Profile Briefs:

#### **Antonio J GRAU, CPA (Partner)**

*Years Performing Audits: 30+*

*CPE (last 2 years):*

*Government*

*Accounting, Auditing:*

*24 hours; Accounting,*

*Auditing and Other:*

*56 hours*

*Professional*

*Memberships: AICPA,*

*FICPA, FGFOA, GFOA*

#### **Racquel McIntosh, CPA (Partner)**

*Years Performing Audits: 14+*

*CPE (last 2 years):*

*Government*

*Accounting, Auditing:*

*47 hours; Accounting,*

*Auditing and Other:*

*58 hours*

*Professional*

*Memberships: AICPA,*

*FICPA, FGFOA, FASD*

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

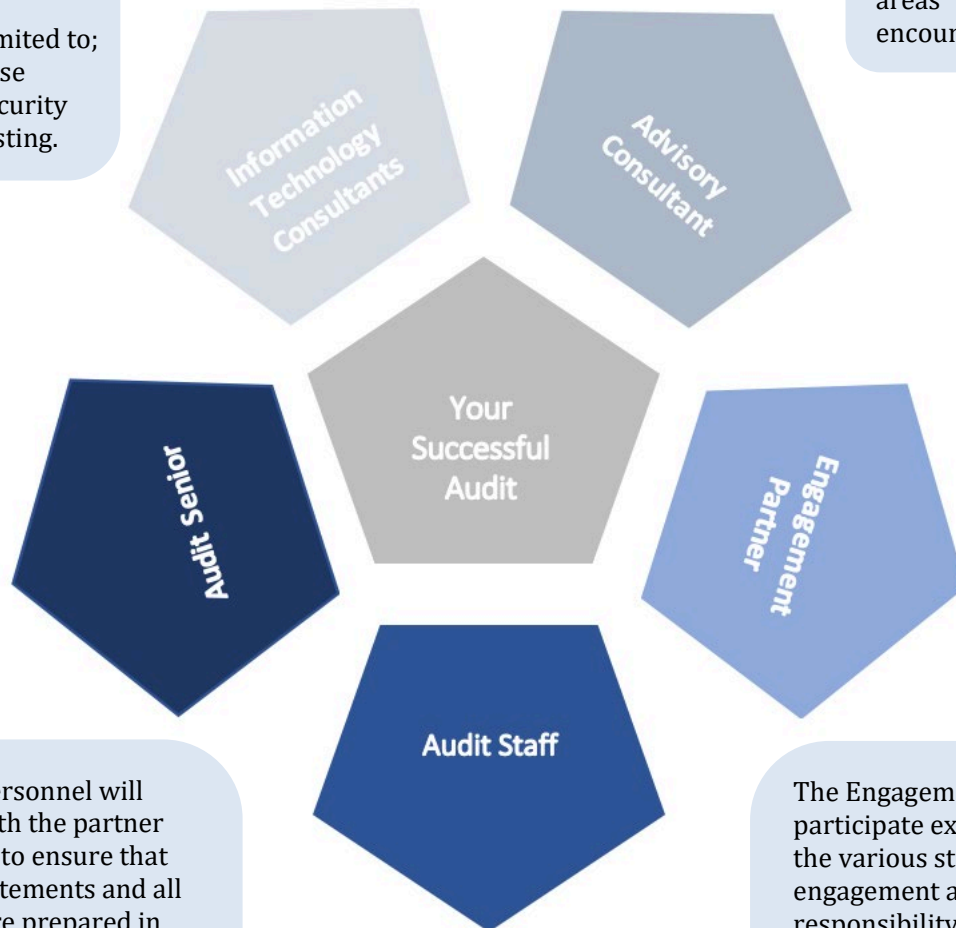
-Racquel McIntosh

## **YOUR ENGAGEMENT TEAM**

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



**Antonio 'Tony' J. Grau, CPA**  
**Partner**

**Contact:** [tgrau@graucpa.com](mailto:tgrau@graucpa.com) | (561) 939-6672

**Experience**

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

**Education**

University of South Florida (1983)  
Bachelor of Arts  
Business Administration

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**Clients Served** (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District	St. Lucie West Services District
Dunes Community Development District	Ave Maria Stewardship Community District
Fishhawk Community Development District (I,II,IV)	Rivers Edge II Community Development District
Grand Bay at Doral Community Development District	Bartram Park Community Development District
Heritage Harbor North Community Development District	Bay Laurel Center Community Development District
Boca Raton Airport Authority	
Greater Naples Fire Rescue District	
Key Largo Wastewater Treatment District	
Lake Worth Drainage District	
South Indian River Water Control	

***Professional Associations/Memberships***

American Institute of Certified Public Accountants   Florida Government Finance Officers Association  
Florida Institute of Certified Public Accountants   Government Finance Officers Association Member  
City of Boca Raton Financial Advisory Board Member

***Professional Education*** (over the last two years)

<b><u>Course</u></b>	<b><u>Hours</u></b>
Government Accounting and Auditing	24
Accounting, Auditing and Other	56
Total Hours	80 (includes of 4 hours of Ethics CPE)



## Racquel C. McIntosh, CPA

### Partner

Contact : [rmcintosh@graucpa.com](mailto:rmcintosh@graucpa.com) | (561) 939-6669

#### Experience

Racquel has been providing government audit, accounting and advisory services to our clients for over 14 years. She serves as the firm's quality control partner; in this capacity she closely monitors engagement quality ensuring standards are followed and maintained throughout the audit.

Racquel develops in-house training seminars on current government auditing, accounting, and legislative topics and also provides seminars for various government organizations. In addition, she assists clients with implementing new accounting software, legislation, and standards.

#### Education

Florida Atlantic University (2004)

Master of Accounting

Florida Atlantic University (2003)

Bachelor of Arts:

Finance, Accounting

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#### Clients Served (partial list)

(>300) Various Special Districts, including:  
Carlton Lakes Community Development District  
Golden Lakes Community Development District  
Rivercrest Community Development District  
South Fork III Community Development District  
TPOST Community Development District

Westchase Community Development District  
Monterra Community Development District  
Palm Coast Park Community Development District  
Long Leaf Community Development District  
Watergrass Community Development District

East Central Regional Wastewater Treatment Facilities  
Indian Trail Improvement District  
Pinellas Park Water Management District  
Ranger Drainage District  
South Trail Fire Protection and Rescue Service District

#### Professional Associations/ Memberships

American Institute of Certified Public Accountants  
Florida Institute of Certified Public Accountants

FICPA State & Local Government Committee  
FGFOA Palm Beach Chapter

#### Professional Education (over the last two years)

##### Course

Government Accounting and Auditing  
Accounting, Auditing and Other  
Total Hours

##### Hours

47

58

105 (includes of 4 hours of Ethics CPE)

# References



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

### Dunes Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 1998
<b>Client Contact</b>	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

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### Two Creeks Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2007
<b>Client Contact</b>	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

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### Journey's End Community Development District

<b>Scope of Work</b>	Financial audit
<b>Engagement Partner</b>	Antonio J. Grau
<b>Dates</b>	Annually since 2004
<b>Client Contact</b>	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

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# **Specific Audit Approach**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# **AUDIT APPROACH**

## **Grau's Understanding of Work Product / Scope of Services:**

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

## **Proposed segmentation of the engagement**

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



## **Phase I - Preliminary Planning**

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

### **During this phase we will perform the following activities:**

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.



## **Phase II – Execution of Audit Plan**

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

## **Phase III - Completion and Delivery**

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

### **Communications**

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

# **Cost of Services**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2022-2026 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2022	\$4,400
2023	\$4,500
2024	\$4,600
2025	\$4,700
2026	<u>\$4,800</u>
<b>TOTAL (2022-2026)</b>	<b><u>\$23,000</u></b>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

# **Supplemental Information**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## **PARTIAL LIST OF CLIENTS**

<b>SPECIAL DISTRICTS</b>	<b>Governmental Audit</b>	<b>Single Audit</b>	<b>Utility Audit</b>	<b>Current Client</b>	<b>Year End</b>
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
<b>TOTAL</b>	<b>333</b>	<b>5</b>	<b>3</b>	<b>328</b>	

## **ADDITIONAL SERVICES**

### **CONSULTING / MANAGEMENT ADVISORY SERVICES**

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

### **ARBITRAGE**

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

**73**

Current  
Arbitrage  
Calculations

**We look forward to providing North Powerline Road Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates  
please visit us on [www.graucpa.com](http://www.graucpa.com).**

North Powerline Road CDD Auditor Selection							
	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understading of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
DiBartolomeo, McBee, Hartley & Barnes					2022- \$3,850 2023- \$3,950 2024- \$4,000 2025- \$4,150 2026- \$4,250		
Grau & Associates					2022- \$4,400 2023- \$4,500 2024- \$4,600 2025- \$4,700 2026- \$4,800		



# Board of Supervisors Meeting

## SECTION III

# SECTION C

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNER'S ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners meeting, the Minutes of which are attached hereto as **Exhibit A**, was held on November 17, 2022, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

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

**SECTION 1.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

Rennie Heath	Seat 1	Votes 46
Kevin Chinoy	Seat 2	Votes 46
Daniel Arnette	Seat 5	Votes 45

**SECTION 2.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named persons are declared to have been elected for the following terms of office:

Rennie Heath	4 Year Term
Kevin Chinoy	4 Year Term
Daniel Arnette	2 Year Term

**SECTION 3.** This resolution shall become effective immediately upon its adoption.

*[Signature page for Resolution 2023- 01]*

**PASSED AND ADOPTED** this 6th day of December 2022.

ATTEST:

**NORTH POWERLINE ROAD COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

Exhibit A: Minutes of Landowner Meeting and Election

# SECTION E

**RESOLUTION 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH  
POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT ELECTING  
THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE  
DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

**SECTION 1.** The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____

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

**PASSED AND ADOPTED** this 6th day of December 2022.

ATTEST:

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# 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, **November 1, 2022** at 10:31 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk <i>by Zoom</i>	Vice Chairperson
Kevin Chinoy <i>by Zoom</i>	Assistant Secretary
Daniel Arnette	Assistant Secretary
Andrew Rhinehart <i>by Zoom</i>	Assistant Secretary

Also present were

Jill Burns <i>by Zoom</i>	District Manager, GMS
Lauren Gentry	District Counsel, KE Law
Marshall Tindall	Field Manager, GMS
Eric Lavoie	Developer's Office

*The following is a summary of the discussions and actions taken at the November 1, 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. One Board member was present, and three Board members joined via Zoom constituting a quorum. She noted that they were holding this meeting remotely due to the executive order that was in place. She added that was Order 22-006, which allowed for a remote quorum in certain counties due to Hurricane Ian. She also added that this order was good through Friday 11/4/2022.

**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 October 4, 2022 Board of Supervisors Meeting**

Ms. Burns presented the October 4, 2022 Board of Supervisors meeting minutes. She asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Arnette, seconded by Mr. Chinoy, with all in favor, the Minutes of the October 4, 2022 Board of Supervisors Meeting, were approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Utility Easement Agreement with CW-Temples, LLC and City of Davenport**

Ms. Burns stated that this agreement was added yesterday, and Chuck had sent this over for approval. Ms. Gentry referred the Board to section two where it described the easements. She noted that the CDD was granting a temporary construction easement over a small portion of property to CW and was granting a utility easement to CW in the City over that small tract that was described in the exhibit. Ms. Burns asked for any questions on this easement. Hearing none,

On MOTION by Mr. Rhinehart, seconded by Ms. Schwenk, with all in favor, the Utility Easement Agreement with CW-Temples, LLC and the City of Davenport, was approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Appointment of Audit Committee**

Ms. Burns asked the Board if they wished to appoint themselves as the Audit Committee. Ms. Schwenk responded yes.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, Appointing the Board as the Audit Committee, was approved.

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

#### **Staff Reports**

##### **A. Attorney**

Ms. Gentry stated that the only report that she had was that they were undertaking some property due diligence in which they discovered a small portion of Berry Lane that was not conveyed in the first phase of conveyances. She explained that they believed that it was intended to be, so they were working on getting together a deed to convey that portion of Berry Lane. She

noted that pursuant to their resolutions that were in effect, they could take care of that in-between meetings.

**B. Engineer**

There being none, the next item followed.

**C. Field Manager's Report**

**i. Consideration of Proposal for Sod from Stewart & Associates**

Mr. Tindall reviewed the hurricane first stating that the amenity was locked down prior to the hurricane and the furniture was collected and stored near the pool building. He added that the garbage cans, etc. treaded very well. He noted that the shade fabrics on everything also tread well in this case, and nothing was blown off. He explained that everything looked good. He did note that some trees were down, and the landscapers were working to get those taken care of on a priority list for what was a public hazard. He noted that a UPS was recommended by both security companies that he had talked with to avoid minor damage to the system that was kind of touchy. He added that the landscaping was installed at the rear monument, and he had Prince working to get that managed at the site. He noted that the fire extinguisher was replaced because it was stolen prior to the storm. He explained that there was a leak in the bathroom that they repaired. He stated that annuals were going in soon and the palms were just trimmed. He also explained that what signs they could find in the area, they replaced. He noted that they were working to assess if any additional ones needed to be replaced.

Mr. Tindall stated that the only proposal that he had was requested previously. He explained that the conveyance report for Phase 1 had some sod gaps. He added that he had talked to Stewart & Associates to get that taken care of and the proposal on page 38 of the agenda package was provided and totaled \$4,100 covering the sod gaps mentioned previously. He recommended that they go ahead and get that done, but suggested that they stagnant the timing, if it's approved, to be more in line with better weather conditions. He noted that it was too dry right now, but if they waited much longer, it would be too cold. He suggested that they wait to do it in the Spring when it's raining season. Ms. Burns asked for any questions on the proposal. Hearing none,

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Proposal for Sod from Stewart & Associates Pending Weather Conditions, was approved.

Ms. Burns noted that the reason they were attempting to do a lot of the storm repairs in-house was because they had reached out to some vendors on fencing and the prices that came back were high and the timing was a couple of months out. She explained that their staff was working through to try to get as much up as they could. She added that there was a lot of fencing down in a lot of communities, so they were going through and trying to do what they could. Mr. Tindall stated that they felt that they could save the District money if their staff did it, and they would have a tighter control over how much would be spent on it. Ms. Burns explained that they were working through, and it was taking a little bit of time, but that was why they were going that route.

#### **D. District Manager's Report**

##### **i. Approval of Check Register**

Ms. Burns presented the check register through September 23<sup>rd</sup> and totaled \$106,307.73.

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

##### **ii. Balance Sheet & Income Statement**

Ms. Burns presented the financials, asking if there were any questions. Hearing none, the next item followed.

#### **SEVENTH ORDER OF BUSINESS**

##### **Other Business**

Ms. Burns asked if there was any other business. Mr. Rhinehart noted that he would like to resign from the North Powerline Road Board of Supervisors.

On MOTION by Mr. Arnette, seconded by Ms. Schwenk, with all in favor, Accepting the Resignation of Andrew Rhinehart, was approved.

Ms. Burns asked if there was a nomination to fill the vacant seat. Ms. Schwenk nominated Emily Cassidy to fill the vacant seat.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Appointing Emily Cassidy to the Board of Supervisors, was approved.

Ms. Burns noted that Emily Cassidy was not present, so they would swear her in at the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. Arnette, seconded by Ms. Schwenk, with all in favor, the meeting was adjourned.

---

Secretary / Assistant Secretary

---

Chairman / Vice Chairman

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

The Audit Committee meeting of the Board of Supervisors of the North Powerline Road Community Development District was held on Wednesday, **November 1, 2022** at 10:41 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present for the Audit Committee were:

Lauren Schwenk <i>by Zoom</i>	Vice Chairperson
Kevin Chinoy <i>by Zoom</i>	Assistant Secretary
Daniel Arnette	Assistant Secretary
Andrew Rhinehart <i>by Zoom</i>	Assistant Secretary

Also present were:

Jill Burns <i>by Zoom</i>	District Manager, GMS
Lauren Gentry	District Counsel, KE Law
Marshall Tindall	Field Manager, GMS
Eric Lavoie	Developer's Office

*The following is a summary of the discussions and actions taken at the November 1, 2022 North Powerline Road Community Development District's Audit Committee Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present.

**THIRD ORDER OF BUSINESS**

**Audit Services**

**A. Approval of Request for Proposals and Selection Criteria**

**B. Approval of Notice of Request for Proposals for Audit Services**

**C. Public Announcement of Opportunity to Provide Audit Services**

Ms. Burns noted that the RFP for auditing services was included in the agenda package with selection criteria. She noted that if the Board had any questions on the RFP or the selection criteria, they would be happy to answer them. She added that these were due November 21<sup>st</sup> and they would advertise for another Audit Committee meeting to review and rank any proposals that they receive.

On MOTION by Mr. Arnette, seconded by Ms. Schwenk, with all in favor, Authorizing the Request for Proposals and Selection Criteria, was approved.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

On MOTION by Mr. Arnette, seconded by Ms. Schwenk, with all in favor, the meeting was adjourned.

---

Secretary / Assistant Secretary

---

Chairman / Vice Chairman

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

The Landowners' meeting of the North Powerline Road Community Development District was held Thursday, **November 17, 2022** at 11:00 a.m. at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880.

Present were:

Emily Cassidy (Landowner Representative)  
Tricia Adams (District Manager, GMS)  
Lauren Gentry (District Counsel, KE Law) (*via phone*)

**FIRST ORDER OF BUSINESS**

**Determination of Number of Voting Units  
Represented**

Ms. Adams noted that she has a proxy on behalf of GLK Real Estate, LLC authorizing Emily Cassidy to sign on behalf of the entity that owns 45.69 acres authorizing her to cast up to 46 votes.

**SECOND ORDER OF BUSINESS**

**Call to Order**

Ms. Adams called the meeting to order.

**THIRD ORDER OF BUSINESS**

**Election of Chairman for the Purpose of  
Conducting the Landowners' Meeting**

Ms. Adams was elected as Chairperson to conduct the Landowners' meeting.

**FOURTH ORDER OF BUSINESS**

**Nominations for the Position of Supervisor**

Ms. Adams stated that she had a ballot from Ms. Cassidy. That ballot nominated Rennie Heath (Seat 1), Kevin Chinoy (Seat 2), and Daniel Arnette (Seat 5).

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

The ballot was filled out as follows; Rennie Heath with 46 votes, Kevin Chinoy with 46 votes, and Daniel Arnette with 45 votes.



**SIXTH ORDER OF BUSINESS**

**Ballot Tabulation**

Ms. Adams noted that Rennie Heath and Kevin Chinoy will serve four-year terms, and Daniel Arnette will serve a two-year term.

**SEVENTH ORDER OF BUSINESS**

**Landowner's Questions and Comments**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams adjourned the meeting.

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Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## SECTION VI

## SECTION C

# North Powerline Road CDD

## Field Management Report



12/06/2022

Marshall Tindall

Field Services Manager

GMS

# Complete

## Hurricane Review

- Post storm review was completed.
- No notable damage to CDD areas.

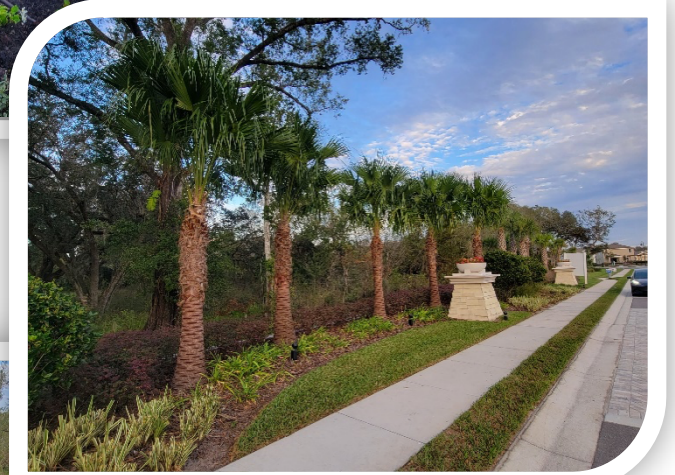




# Complete

## Landscaping & Ponds

- Landscaping work has been good.
- Grass has been mowed and planters have been kept neat and clean.
- Flax lilies were cut.
- Palms were trimmed.
- Annuals were installed at the entrance.
- Ponds look good, and a small area by the entrance has been treated.
- Aquagenix has requested an increase for pond maintenance.



# Complete

## Amenity

- Maintenance of facilities is satisfactory.
- Restroom Flush valve was fixed.
- Small area of coping is being repaired under warranty.





# Complete

## Approved Sod

- Stewart installed approved sod after evaluating weather conditions to be suitable for it establish.
- Sod is being monitored and has done well thus far.





# In Progress

## Hurricane Repairs and Cleanup

- Main tree obstructions were removed.
- Replacement street blades are being scheduled.



# Site Items

## Wildlife

- ✚ Gators have been seen in the area and were reported to FWC for removal.
- ✚ The CDD has warning signs installed along the pond bank across from the amenity center.
- ✚ Playground does not have a fence.



# Upcoming

## Furniture Cleaning

- Pool furniture will be scheduled for cleaning in the off season.
- Broken table frame will be replaced.



# 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 1





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

**Benefits of DeAngelo Contracting Services/Aquagenix Programs are:**

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

**Additional service available from DCS/Aquagenix:**

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

**Advantages of doing business with DeAngelo Contracting Services/Aquagenix:**

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

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

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

Respectfully yours,

The team at DeAngelo Contracting Services and Aquagenix



## **DCS/Aquagenix AQUATIC MANAGEMENT PLUS AGREEMENT**

This agreement dated October 1, 2022, is made between DeAngelo Contracting Services/Aquagenix and "CUSTOMER" as described as follows:

North Powerline Road CDD – Phase 1 & 2  
c/o GMS-CFL  
6200 Lee Vista Blvd., Ste 300  
Orlando, FL 32822  
Contact: Marshall Tindall – P: (407) 841-5524 – E: mtindall@gmscfl.com

\*\* Site Location \*\*

Davenport, FL 33837

Both CUSTOMER and DCS agree to the following:

### **1. Site Locations:**

DCS/Aquagenix will provide aquatic management services on behalf of the CUSTOMER in accordance with the terms and conditions of this Agreement at the following aquatic site(s):  
Sixteen (16) Lakes

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

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

Annual Program Investment **\$11,016.00**

Invoiced each month at **\$918.00**

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

### **Scheduled Site Visits Per Month**

<b>January 1</b>	<b>February 1</b>	<b>March 1</b>	<b>April 1</b>	<b>May 1</b>	<b>June 1</b>
<b>July 1</b>	<b>August 1</b>	<b>September 1</b>	<b>October 1</b>	<b>November 1</b>	<b>December 1</b>

**3. Contract terms:**

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

**4. Automatic Renewal:**

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

**5. Safety:**

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

**6. Insurance:**

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

**7. Address Change:**

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

**8. Management Change:**

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

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

CUSTOMER will be invoiced monthly and agrees to pay Aquagenix within thirty (30) days after date of invoice at DCS's home office at 100 North Conahan Drive, Hazleton, PA, 18201. Failure to pay the invoiced amount when due shall constitute a default under this Agreement and may result in a suspension of services until invoices are paid in full.

**10. Default:**

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

**11. Termination Procedure:**

This Agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to DCS, 100 N. Conahan Dr., Hazleton, PA 18201. DeAngelo Contracting Services reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products. a. "Date of Termination" will be defined as: one (1) month after the last day of the month in which "Notice of Cancellation" was received by DCS/Aquagenix in accordance with paragraphs 11. b. If your account is not settled in full at the same time as your cancellation letter is received, DCS will continue to bill you until the contract expires. Settlement in full includes payment for one month's service after the end of the



month in which the cancellation letter is received by DeAngelo Contracting Services. c. Payment in full shall be defined as payment to DCS through the effective "Date of Termination" as determined by the procedure outlined above in Paragraphs 11.

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

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

**13. Contract Documents:**

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

\_\_\_\_\_  
**DeAngelo Contracting Services/Aquagenix**

\_\_\_\_\_  
**CUSTOMER**

\_\_\_\_\_  
**PRINT NAME**

\_\_\_\_\_  
**PRINT NAME**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**DATE**

The offer contained in this Agreement is valid for sixty (60) days only and must be returned to our office for acceptance within that period. If not accepted within that time, the offer shall be void.

# SECTION D

# SECTION 1

# North Powerline Road Community Development District

## Summary of Checks

October 22, 2022 to November 25, 2022

Bank	Date	Check No.'s	Amount	
General Fund	10/26/22	408	\$	1,505.00
	11/2/22	409 - 413	\$	1,200.00
	11/14/22	414 - 416	\$	10,227.39
	11/16/22	417 - 418	\$	2,702.05
	11/18/22	419	\$	7,032.46
	11/22/22	420 - 422	\$	5,389.96
			\$	<b>28,056.86</b>

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 11/29/22	PAGE 1
*** CHECK DATES 10/22/2022 - 11/25/2022 ***												
N POWERLINE RD - GENERAL												
BANK A NORTH POWERLINE RD												

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/26/22	00006	9/30/22 76	202209 320-53800-48000		*	297.50	
			COLLECTED CHAIRS/TABLES				
		9/30/22 77	202209 320-53800-49000		*	1,207.50	
			INSTALLED 2 SOLAR LIGHTS				
				GOVERNMENTAL MANAGEMENT SERVICES			1,505.00 000408
11/02/22	00001	11/01/22 AR110120	202211 310-51300-11000		*	200.00	
			SUPERVISOR FEE 11/01/22				
				ANDREW RHINEHART			200.00 000409
11/02/22	00057	11/01/22 DA110120	202211 310-51300-11000		*	200.00	
			SUPERVISOR FEE 11/01/22				
				DANIEL ARNETTE			200.00 000410
11/02/22	00008	11/01/22 KC110120	202211 310-51300-11000		*	200.00	
			SUPERVISOR FEE 11/01/22				
				KEVIN CHINOY			200.00 000411
11/02/22	00009	11/01/22 LS110120	202211 310-51300-11000		*	200.00	
			SUPERVISOR FEE 11/01/22				
				LAUREN SCHWENK			200.00 000412
11/02/22	00050	10/24/22 17663	202210 330-57200-48000		*	400.00	
			2 LIFE RINGS & THROW LINE				
				RESORT POOL SERVICES DBA			400.00 000413
11/14/22	00006	11/01/22 78	202211 310-51300-34000		*	3,154.42	
			MANAGEMENT FEES - NOV 22				
		11/01/22 78	202211 310-51300-35200		*	100.00	
			WEBSITE MANAGEMENT-NOV 22				
		11/01/22 78	202211 310-51300-35100		*	150.00	
			INFORMATION TECH - NOV 22				
		11/01/22 78	202211 310-51300-31300		*	500.00	
			DISSEMINATION SVCS-NOV 22				
		11/01/22 78	202211 330-57200-48300		*	416.67	
			AMENITY ACCESS - NOV 22				
		11/01/22 78	202211 310-51300-51000		*	5.84	
			OFFICE SUPPLIES				
		11/01/22 78	202211 310-51300-42000		*	15.96	
			POSTAGE				
		11/01/22 79	202211 320-53800-34000		*	1,312.50	
			FIELD MANAGEMENT - NOV 22				
				GOVERNMENTAL MANAGEMENT SERVICES			5,655.39 000414
11/14/22	00032	11/10/22 4760	202210 310-51300-31500		*	2,822.00	
			GEN.COUNSEL/MTHLY MEETING				
				KE LAW GROUP, PLLC			2,822.00 000415
				NPRC NORTH POWER LI MBYINGTON			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/14/22	00050	11/01/22 17716	202211 330-57200-48500		*	1,500.00	
			POOL MAINTENANCE - NOV 22				
		11/01/22 17860	202211 330-57200-48000		*	250.00	
			1 LIFE RING				
				RESORT POOL SERVICES DBA			1,750.00 000416
11/16/22	00029	10/31/22 00050152	202210 310-51300-48000		*	311.35	
			NOT OF BOS/AUDIT MEETING				
				CA FLORIDA HOLDINGS, LLC			311.35 000417
11/16/22	00054	11/14/22 11142022	202211 300-15500-10000		*	2,390.70	
			PLAYGRND/FUR LEASE-DEC 22				
				WHFS, LLC			2,390.70 000418
11/18/22	00044	11/18/22 11182022	202211 300-20700-10200		*	754.83	
			FY22 ASSMT TRANSFER S2020				
		11/18/22 11182022	202211 300-20700-10200		*	6,277.63	
			FY23 ASSMT TRANSFER S2020				
				NORTH POWERLINE ROAD CDD C/O USBANK			7,032.46 000419
11/22/22	00049	11/01/22 23772	202211 320-53800-47000		*	918.00	
			LAKE MAINTENANCE - NOV 22				
				AQUAGENIX			918.00 000420
11/22/22	00006	10/31/22 80	202210 330-57200-48000		*	1,481.54	
			CHAIRS/TABLES/APC BATTERY				
				GOVERNMENTAL MANAGEMENT SERVICES			1,481.54 000421
11/22/22	00034	11/01/22 7282	202211 320-53800-46200		*	2,990.42	
			LAWN MAINTENANCE - NOV 22				
				PRINCE & SONS INC.			2,990.42 000422
						TOTAL FOR BANK A	28,056.86
						TOTAL FOR REGISTER	28,056.86

## SECTION 2



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

***Unaudited Financial Reporting***  
***October 31, 2022***



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# North Powerline Road

## Community Development District

### Combined Balance Sheet

October 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 130,344	\$ -	\$ -	\$ 130,344
Capital Projects Account	\$ -	\$ -	\$ 1,000	\$ 1,000
<u>Investments:</u>				
<u>Series 2020</u>				
Reserve	\$ -	\$ 356,047	\$ -	\$ 356,047
Revenue	\$ -	\$ 237,824	\$ -	\$ 237,824
Prepayment	\$ -	\$ 2,366	\$ -	\$ 2,366
Construction - Phase 1	\$ -	\$ -	\$ 9,782	\$ 9,782
Construction - Phase 2	\$ -	\$ -	\$ 385	\$ 385
<u>Series 2022</u>				
Reserve	\$ -	\$ 758,588	\$ -	\$ 758,588
Revenue	\$ -	\$ 4,470	\$ -	\$ 4,470
Interest	\$ -	\$ 239,566	\$ -	\$ 239,566
Construction - Phase 3	\$ -	\$ -	\$ 2,686,749	\$ 2,686,749
Construction - Phase 4	\$ -	\$ -	\$ 1,442,656	\$ 1,442,656
Cost of Issuance	\$ -	\$ -	\$ 1,762	\$ 1,762
Assessments Receivable	\$ 61,794	\$ 755	\$ -	\$ 62,549
Due from Developer	\$ -	\$ -	\$ 7,570	\$ 7,570
Prepaid Expenses	\$ 14,056	\$ -	\$ -	\$ 14,056
<b>Total Assets</b>	<b>\$ 206,194</b>	<b>\$ 1,599,615</b>	<b>\$ 4,149,904</b>	<b>\$ 5,955,714</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 5,015	\$ -	\$ 7,570	\$ 12,585
Retainage Payable	\$ -	\$ -	\$ 232,664	\$ 232,664
<b>Total Liabilities</b>	<b>\$ 5,015</b>	<b>\$ -</b>	<b>\$ 240,234</b>	<b>\$ 245,249</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 14,056	\$ -	\$ -	\$ 14,056
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 596,992	\$ -	\$ 596,992
Debt Service - Series 2022	\$ -	\$ 1,002,623	\$ -	\$ 1,002,623
Capital Projects - Series 2020	\$ -	\$ -	\$ 11,167	\$ 11,167
Capital Projects - Series 2022	\$ -	\$ -	\$ 3,898,503	\$ 3,898,503
Unassigned	\$ 187,123	\$ -	\$ -	\$ 187,123
<b>Total Fund Balances</b>	<b>\$ 201,179</b>	<b>\$ 1,599,615</b>	<b>\$ 3,909,670</b>	<b>\$ 5,710,465</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 206,194</b>	<b>\$ 1,599,615</b>	<b>\$ 4,149,904</b>	<b>\$ 5,955,714</b>

# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending October 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/22	Thru 10/31/22	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 371,728	\$ -	\$ -	\$ -
Assessments - Direct Bill	\$ 178,885	\$ 44,722	\$ 44,722	\$ -
Developer Contributions	\$ 114,111	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ 60	\$ 60
Interest	\$ -	\$ -	\$ 1	\$ 1
<b>Total Revenues</b>	<b>\$ 664,725</b>	<b>\$ 44,722</b>	<b>\$ 44,783</b>	<b>\$ 61</b>

#### **Expenditures:**

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

Supervisor Fees	\$ 12,000	\$ 1,000	\$ 600	\$ 400
Engineering	\$ 20,000	\$ 1,667	\$ -	\$ 1,667
Attorney	\$ 30,000	\$ 2,500	\$ 2,822	\$ (322)
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 583	\$ 500	\$ 83
Trustee Fees	\$ 12,500	\$ -	\$ -	\$ -
Management Fees	\$ 37,853	\$ 3,154	\$ 3,154	\$ (0)
Information Technology	\$ 1,800	\$ 150	\$ 150	\$ -
Website Maintenance	\$ 1,200	\$ 100	\$ 100	\$ -
Telephone	\$ 300	\$ 25	\$ -	\$ 25
Postage & Delivery	\$ 1,000	\$ 83	\$ 25	\$ 58
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Printing & Binding	\$ 1,000	\$ 83	\$ -	\$ 83
Legal Advertising	\$ 10,000	\$ 833	\$ 311	\$ 522
Other Current Charges	\$ 5,000	\$ 417	\$ 39	\$ 377
Office Supplies	\$ 625	\$ 52	\$ 1	\$ 51
Travel Per Diem	\$ 600	\$ 50	\$ -	\$ 50
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 159,587</b>	<b>\$ 22,557</b>	<b>\$ 18,866</b>	<b>\$ 3,691</b>

# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending October 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/22	Thru 10/31/22	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 20,000	\$ 20,000	\$ 11,774	\$ 8,226
Field Management	\$ 15,750	\$ 1,313	\$ 1,313	\$ -
Landscape Maintenance	\$ 95,000	\$ 7,917	\$ 2,990	\$ 4,926
Landscape Replacement	\$ 25,000	\$ 2,083	\$ -	\$ 2,083
Lake Maintenance	\$ 21,600	\$ 1,800	\$ 918	\$ 882
Streetlights	\$ 75,000	\$ 6,250	\$ 2,509	\$ 3,741
Electric	\$ 7,500	\$ 625	\$ 195	\$ 430
Water & Sewer	\$ 2,400	\$ 200	\$ 150	\$ 50
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 208	\$ -	\$ 208
Irrigation Repairs	\$ 5,000	\$ 417	\$ 229	\$ 187
General Repairs & Maintenance	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Contingency	\$ 7,500	\$ 625	\$ -	\$ 625
<b>Subtotal Field Expenditures</b>	<b>\$ 292,250</b>	<b>\$ 42,688</b>	<b>\$ 20,078</b>	<b>\$ 22,609</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 14,400	\$ 1,200	\$ 956	\$ 244
Amenity - Water	\$ 4,000	\$ 333	\$ 175	\$ 159
Playground Lease	\$ 28,688	\$ 2,391	\$ 2,391	\$ -
Internet	\$ 2,000	\$ 167	\$ 101	\$ 66
Pest Control	\$ 600	\$ 50	\$ -	\$ 50
Janitorial Services	\$ 7,500	\$ 625	\$ 550	\$ 75
Security Services	\$ 34,000	\$ 2,833	\$ -	\$ 2,833
Pool Maintenance	\$ 20,000	\$ 1,667	\$ 1,750	\$ (83)
Amenity Access Management	\$ 5,000	\$ 417	\$ 417	\$ (0)
Amenity Repairs & Maintenance	\$ 15,000	\$ 1,250	\$ 1,882	\$ (632)
Contingency	\$ 7,500	\$ 625	\$ -	\$ 625
<b>Subtotal Amenity Expenditures</b>	<b>\$ 138,688</b>	<b>\$ 11,557</b>	<b>\$ 8,221</b>	<b>\$ 3,337</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 430,938</b>	<b>\$ 54,245</b>	<b>\$ 28,299</b>	<b>\$ 25,946</b>
<b>Total Expenditures</b>	<b>\$ 590,525</b>	<b>\$ 76,802</b>	<b>\$ 47,165</b>	<b>\$ 29,637</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 74,200</b>		<b>\$ (2,383)</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ (74,200)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (74,200)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 0</b>		<b>\$ (2,383)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 203,562</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 201,179</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 October 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/22	Thru 10/31/22	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 711,117	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 1,029	\$ 1,029
<b>Total Revenues</b>	<b>\$ 711,117</b>	<b>\$ -</b>	<b>\$ 1,029</b>	<b>\$ 1,029</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 229,241	\$ -	\$ -	\$ -
Principal - 5/1	\$ 255,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 229,241	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 713,481</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (2,364)</b>		<b>\$ 1,029</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 233,810</b>		<b>\$ 595,963</b>	
<b>Fund Balance - Ending</b>	<b>\$ 231,446</b>		<b>\$ 596,992</b>	

# North Powerline Road

## Community Development District

### Debt Service Fund Series 2022

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

For The Period Ending October 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/22	Thru 10/31/22	Variance
<b>Revenues:</b>				
Assessments - Direct Bill	\$ 758,588	\$ -	\$ -	-
Interest	\$ -	\$ -	\$ 1,633	\$ 1,633
<b>Total Revenues</b>	<b>\$ 758,588</b>	<b>\$ -</b>	<b>\$ 1,633</b>	<b>\$ 1,633</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 239,566	\$ -	\$ -	-
Principal - 5/1	\$ 150,000	\$ -	\$ -	-
Interest - 5/1	\$ 303,675	\$ -	\$ -	-
<b>Total Expenditures</b>	<b>\$ 693,241</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 65,347</b>		<b>\$ 1,633</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 239,566</b>		<b>\$ 1,000,990</b>	
<b>Fund Balance - Ending</b>	<b>\$ 304,912</b>		<b>\$ 1,002,623</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 October 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/22	Thru 10/31/22	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 7,570	\$ 7,570
Interest	\$ -	\$ -	\$ 18	\$ 18
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,588</b>	<b>\$ 7,588</b>
<b>Expenditures:</b>				
Capital Outlay - Phase 2	\$ -	\$ -	\$ 7,570	\$ (7,570)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,570</b>	<b>\$ (7,570)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,149</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,167</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 October 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/22	Thru 10/31/22	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 9,829	\$ 9,829
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,829</b>	<b>\$ 9,829</b>
<b>Expenditures:</b>				
Capital Outlay - COI	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Phase 3	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Phase 4	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,829</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,888,674</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,898,503</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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessments - Direct Bill	\$ 44,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	44,722
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Miscellaneous Revenue	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60
Interest	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
<b>Total Revenues</b>	<b>\$ 44,783</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>44,783</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 2,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,822
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,154
Information Technology	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150
Website Maintenance	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,988
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	311
Other Current Charges	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	39
Office Supplies	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total General &amp; Administrative</b>	<b>\$ 18,866</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>18,866</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	\$ 11,774	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,774
Field Management	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,313
Landscape Maintenance	\$ 2,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,990
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	918
Streetlights	\$ 2,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,509
Electric	\$ 195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	195
Water & Sewer	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 229	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	229
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal Field Expenditures</b>	<b>\$ 20,078</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>20,078</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	956
Amenity - Water	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Playground Lease	\$ 2,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,391
Internet	\$ 101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	101
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	550
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ 1,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,750
Amenity Access Management	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	417
Amenity Repairs & Maintenance	\$ 1,882	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,882
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal Amenity Expenditures</b>	<b>\$ 8,221</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>8,221</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 28,299</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>28,299</b>
<b>Total Expenditures</b>	<b>\$ 47,165</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>47,165</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (2,383)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(2,383)</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>\$ (2,383)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(2,383)</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	\$356,047	
Reserve Fund Balance	\$356,047	
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>

Series 2022, Special Assessment Revenue Bonds		
Maturity Date:	11/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$758,588	
Reserve Fund Balance	\$758,588	
Bonds Outstanding - 06/09/22		\$11,000,000
<b>Current Bonds Outstanding</b>		<b>\$11,000,000</b>

**North Powerline Road**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2023**

Gross Assessments   \$   400,416.70   \$   766,155.52   \$   1,166,572.22  
Net Assessments     \$   372,387.53   \$   712,524.63   \$   1,084,912.16

**ON ROLL ASSESSMENTS**

34.32%           65.68%           100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	Series 2020	
								Debt Service	Total
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>

0%	Net Percent Collected
<b>\$ 1,084,912.16</b>	Balance Remaining to Collect

**DIRECT BILL ASSESSMENTS**

2023-01 CH Dev LLC			Net Assessments	\$389,374.55	\$74,681.76	\$314,692.79
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2022 Debt Service
10/11/22	10/1/22	1187 & 1523	\$18,670.44	\$18,670.44	\$18,670.44	\$0.00
	12/1/22		\$18,670.44		\$0.00	\$0.00
	2/1/23		\$18,670.44		\$0.00	\$0.00
	4/1/23		\$189,401.19		\$0.00	\$0.00
	5/1/23		\$18,670.44		\$0.00	\$0.00
	10/1/23		\$125,291.60		\$0.00	\$0.00
			\$389,374.55	\$18,670.44	\$18,670.44	\$0.00

2023-02						
GLK Real Estate LLC			Net Assessments	\$335,874.90	\$64,420.57	\$271,454.33
Date	Due	Check		Amount	Operations &	Series 2022
Received	Date	Number	Net Assessed	Received	Maintenance	Debt Service
10/11/22	10/1/22	1187 & 1523	\$16,105.14	\$16,105.14	\$16,105.14	\$0.00
	12/1/22		\$16,105.14		\$0.00	\$0.00
	2/1/23		\$16,105.14		\$0.00	\$0.00
	4/1/23		\$163,377.67		\$0.00	\$0.00
	5/1/23		\$16,105.14		\$0.00	\$0.00
	10/1/23		\$108,076.66		\$0.00	\$0.00
			\$335,874.89	\$16,105.14	\$16,105.14	\$0.00

2023-03 Cassidy Holdings LLC			Net Assessments	\$68,576.46	\$13,152.92	\$55,423.54
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2022 Debt Service
10/11/22	10/1/22	1187 & 1523	\$3,288.23	\$3,288.23	\$3,288.23	\$0.00
	12/1/22		\$3,288.23		\$0.00	\$0.00
	2/1/23		\$3,288.23		\$0.00	\$0.00
	4/1/23		\$33,357.25		\$0.00	\$0.00
	5/1/23		\$3,288.23		\$0.00	\$0.00
	10/1/23		\$22,066.30		\$0.00	\$0.00
			\$68,576.47	\$3,288.23	\$3,288.23	\$0.00

2023-04						
Northeast Polk Land Investments LLC			Net Assessments	\$138,847.72	\$26,630.89	\$112,216.83
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2022 Debt Service
10/11/22	10/1/22	1187 & 1523	\$6,657.72	\$6,657.73	\$6,657.73	\$0.00
	12/1/22		\$6,657.72		\$0.00	\$0.00
	2/1/23		\$6,657.72		\$0.00	\$0.00
	4/1/23		\$67,538.89		\$0.00	\$0.00
	5/1/23		\$6,657.72		\$0.00	\$0.00
	10/1/23		\$44,677.94		\$0.00	\$0.00
			\$138,847.71	\$6,657.73	\$6,657.73	\$0.00