

*North Powerline Road
Community Development District*

Meeting Agenda

November 7, 2023

AGENDA

North Powerline Road Community Development District

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

October 31, 2023

Board of Supervisors North Powerline Road Community Development District

Dear Board Members:

A regular Board of Supervisors Meeting of the **North Powerline Road Community Development District** will be held **Tuesday, November 7, 2023 at 10:00 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:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the September 5, 2023 Board of Supervisors Meeting
4. Public Hearings
 - A. Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels
 - i. Presentation of Third Amended and Restated Engineer's Report dated February 2022
 - ii. Presentation of Amended and Restated Master Assessment Methodology dated January 19, 2022
 - iii. Consideration of Resolution 2024-01 Amending and Supplementing Resolution 2023-17 (Levying Special Assessments on Boundary Amendment Parcels)
 - B. Public Hearing on the District's Use of the Uniform Method of Levying, Collection & Enforcement of Non-Ad Valorem Assessments on Boundary Amendment Parcels
 - i. Consideration of Resolution 2024-02 Expressing the District's Intent to Utilize the Uniform Method of Collection on Boundary Amendment Parcels
5. Presentation of Arbitrage Rebate Report for Series 2022 Bonds from AMTEC
6. Ratification of Tri-Party License Agreement between the District and Builders Regarding the Installation of Signs on District Property
7. Ratification of Deeds for Bella Vita Phase 1B-2 and 2
8. Ratification of Amended and Restated Notice of Boundary Amendment
9. Staff Reports

¹ Comments will be limited to three (3) minutes

- A. Attorney
- B. Engineer
- C. Field Manager's Report
 - i. Consideration of Proposal from Pool Maintenance Vendor for Contract Renewal
 - ii. Consideration of Proposal from Janitorial Maintenance Vendor for Contract Renewal
 - iii. Consideration of Proposal for Landscape Enhancements at Amenity Center
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
- 10. Other Business
- 11. Supervisors Requests and Audience Comments
- 12. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the North Powerline Road Community Development District was held on Tuesday, **September 5, 2023** at 11:02 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk <i>by Zoom</i>	Vice Chairperson
Daniel Arnette	Assistant Secretary
Emily Cassidy	Assistant Secretary
Kevin Chinoy <i>joined late by Zoom</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, KVV Law
Marshall Tindall	Field Manager, GMS

The following is a summary of the discussions and actions taken at the September 5, 2023 North Powerline Road Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period on any of the agenda items. She noted that no members of the public were joining via Zoom. Hearing no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 1, 2023
Board of Supervisors Meeting**

Ms. Burns presented the August 1, 2023 minutes and asked for any comments or changes. Hearing no changes, she asked for a motion of approval.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, the Minutes of the August 1, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-15 Ratifying Actions Related to Corrective Ordinance

Ms. Burns presented Resolution 2023-15 to the Board. She explained that when they got the tax roll from the county, they realized there was an error with the Phase 3 parcels in that ordinance. They filed a petition to correct that with the county and it was approved. She explained that this would fix that issue with the ordinance to clean it up for Phase 3.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, Resolution 2023-15 Ratifying Actions Related to Corrective Ordinance, was approved.

FIFTH ORDER OF BUSINESS

Approval/Ratification of Amended and Restated Notice of Boundary Amendment
(to be provided under separate cover)

Ms. Hammock stated that pending the approval, which was just received this morning, they had not gone ahead and prepared a file or anything. She noted that for today, they were asking for the Board to direct staff and give staff the authority to record such amended and restated notice and they would bring that back to the next meeting for ratification.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, the Amended and Restated Notice of Boundary Amendment, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Third Amended and Restated Engineer’s Report dated February 2022

Ms. Burns stated that due to that issue with the ordinance, as an abundance of caution, they decided that they would go back through the assessment proceedings for that phase just to make

sure that the corrected ordinance was included in the description for the recorded lien that was on the property. She explained that the next few items were related to that. She noted that they had already issued bonds on that phase, but they would go back through the hearing process and rerecord that lien due to the scrivener’s error in the ordinance. She noted that included was the confirmation of the third amended and restated Engineer’s Report dated February 2022. She added that was the final Engineer’s Report that was included in the issuance and the only thing that had been changed was the legal description.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, the Third Amended and Restated Engineer’s Report dated February 2022, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Amended and Restated Master Assessment Methodology dated January 19, 2022

A. Presentation and Approval of Updated Assessment Roll

Ms. Burns stated that this was the final methodology that was used and the only thing that had been updated in this would be the updated assessment roll, which was Exhibit 7.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, the Updated Assessment Roll and Amended and Restated Master Assessment Methodology dated January 19, 2022, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-16 Setting a Public Hearing Expressing the District’s Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcel

Ms. Burns presented Resolution 2023-16 to the Board. She explained that they needed to send ad’s in, and they wouldn’t have enough time for the October meeting. So, they would be looking at November 7 at 10:00 a.m. for their hearing to utilize the Uniform Method.

On MOTION by Mr. Heath seconded by Mr. Arnette, with all in favor, Resolution 2023-16 Setting a Public Hearing Expressing the

District’s Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcel for November 7, 2023 at 10:00 a.m., was approved.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2023-17
Declaring Special Assessments on
Boundary Amendment Parcels**

Ms. Burns stated that they said they would go back through the assessment process and that these next two resolutions were related to those declaring assessments on the Phase 3 assessment area.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, Resolution 2023-17 Declaring Special Assessments on Boundary Amendment Parcels, was approved.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-18
Setting a Public Hearing on the Imposition
of Special Assessments on Boundary
Amendment Parcels**

Ms. Burns stated that they needed to set their Public Hearing on imposing special assessments on that Boundary Amendment Parcel. She explained that they suggested the same date because it required a 30-day notice to landowners, which would be November 7, 2023 at 10:00 a.m. in the current location.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, Resolution 2023-18 Setting a Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels for November 7, 2023 at 10:00 a.m. in the Current Location, was approved.

ELEVENTH ORDER OF BUSINESS

**Consideration of Bill(s) of Sale for
Conveyance of Mailboxes from HOA to
the CDD**

Ms. Burns stated that they got a request from the HOA since the CDD maintained most of the infrastructure out there and it does a lot of the maintenance. She explained that the only thing that the HOA was maintaining right now was the mailboxes. She noted that they requested starting

October 1 to convey those to the CDD for maintenance. She further explained that this deed would convey those to the CDD and would subsequently maintain them starting the next fiscal year. Ms. Hammock requested that the approval be in substantial form, if the Board wanted to approve it.

On MOTION by Mr. Heath, seconded by Ms. Cassidy, with all in favor, the Bill(s) of Sale for Conveyance of Mailboxes from HOA to the CDD, was approved in substantial form.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock stated that the ordinance was approved, and they did get confirmation from Ms. Lauren Gentry this morning. She noted that if the Board had any questions to please let her know. The question was asked what she had to go through to get that done. Ms. Hammock responded a Boundary Amendment process. Ms. Burns also responded that she didn't think they had to file a petition, it was a corrected ordinance. Ms. Hammock explained that it was not the full Boundary Amendment. It was also asked if it went to the city or county. Ms. Burns responded that it was the county, Polk County.

**Kevin Chinoy joined the meeting via Zoom.*

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Tindall presented the Field Manager's Report to the Board. He reviewed the post storm assessment stating that staff monitored the storm throughout its track to assess potential impact. The pool was closed Wednesday, and the facilities were promptly assessed after the storm and reopened on Thursday. He noted that the ponds had risen but were all still fairly low. He explained that the vendors had kept the facilities clean and maintained. He stated that they were monitoring the mailboxes to try and take them over. He stated that he consulted with the insurance agency to get them the final numbers and to make sure everything was in place. He noted that the landscaping looked good, and the flowers looked good. He stated that the ponds overall were doing ok. It was noted that the vendor had started treating Phase Three and was working to get the cattails under control. He discussed the pool planters stating that they were coordinating with the landscaper for

palm removal and that they were planning new plantings to improve maintainability and safeguard pool plumbing. He reviewed the parking signs with the Board. He stated that one of the parking signs had disappeared. Ms. Burns explained that they would start the towing enforcement this week. She noted that all the signs had been up for a while and all the residents got their mailed notice that they sent out. She added that they also sent out a couple of blasts to remind residents that they were going to start enforcing that this week now that the towing company was ready to get started. Mr. Tindall readdressed the missing parking sign stating that if he could not locate the sign, he would have it replaced as soon as possible. He asked if anyone had any questions. Hearing none, the next item followed.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register through August 25, 2023 totaling \$307,181.50. She offered to answer any questions on any of the invoices. There being no questions, she asked for a motion of approval.

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

ii. Balance Sheet & Income Statement

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

THIRTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

A resident commented on the mailboxes stating that when it rains, the mail gets wet. Ms. Burns responded that they could look at something for that, if residents were interested. She added that it would be expensive, and they would have to increase assessments to do that. Discussion ensued on a possible shade structure for the mailboxes, and it was decided to get some pricing.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

SECTION A

SECTION 1

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT**

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

Prepared for:

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

Prepared by:

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

FEBRUARY 2022

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT**

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EXHIBIT 4- Legal Description After Boundary Expansion

EXHIBIT 5- Summary of Proposed District Facilities

EXHIBIT 6- Summary of Opinion of Probable Costs

EXHIBIT 7- Composite Exhibit Existing and Future Land Use

EXHIBIT 8- Water and Sewer Locations

EXHIBIT 9- Overall Site Plan

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

I. INTRODUCTION

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

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

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

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

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

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

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

II. PURPOSE AND SCOPE

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

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

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

III. THE DEVELOPMENT

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

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

IV. THE CAPITAL IMPROVEMENTS

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

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

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

V. CAPITAL IMPROVEMENT PLAN COMPONENTS

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

Stormwater Management Facilities

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

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

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

Public Roadways

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

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

Water and Wastewater Facilities

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

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

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

Off-Site Improvements

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

Amenities and Parks

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

Electric and Lighting

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

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

Entry Feature

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

Miscellaneous

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

VI. PERMITTING

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

PHASE 1

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

PHASE 2

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

PHASE 3

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

PHASE 4

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

PHASE 5

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

PHASE 6

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

VII. RECOMMENDATION

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

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

VIII. REPORT MODIFICATION

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

IX. CONCLUSION

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

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

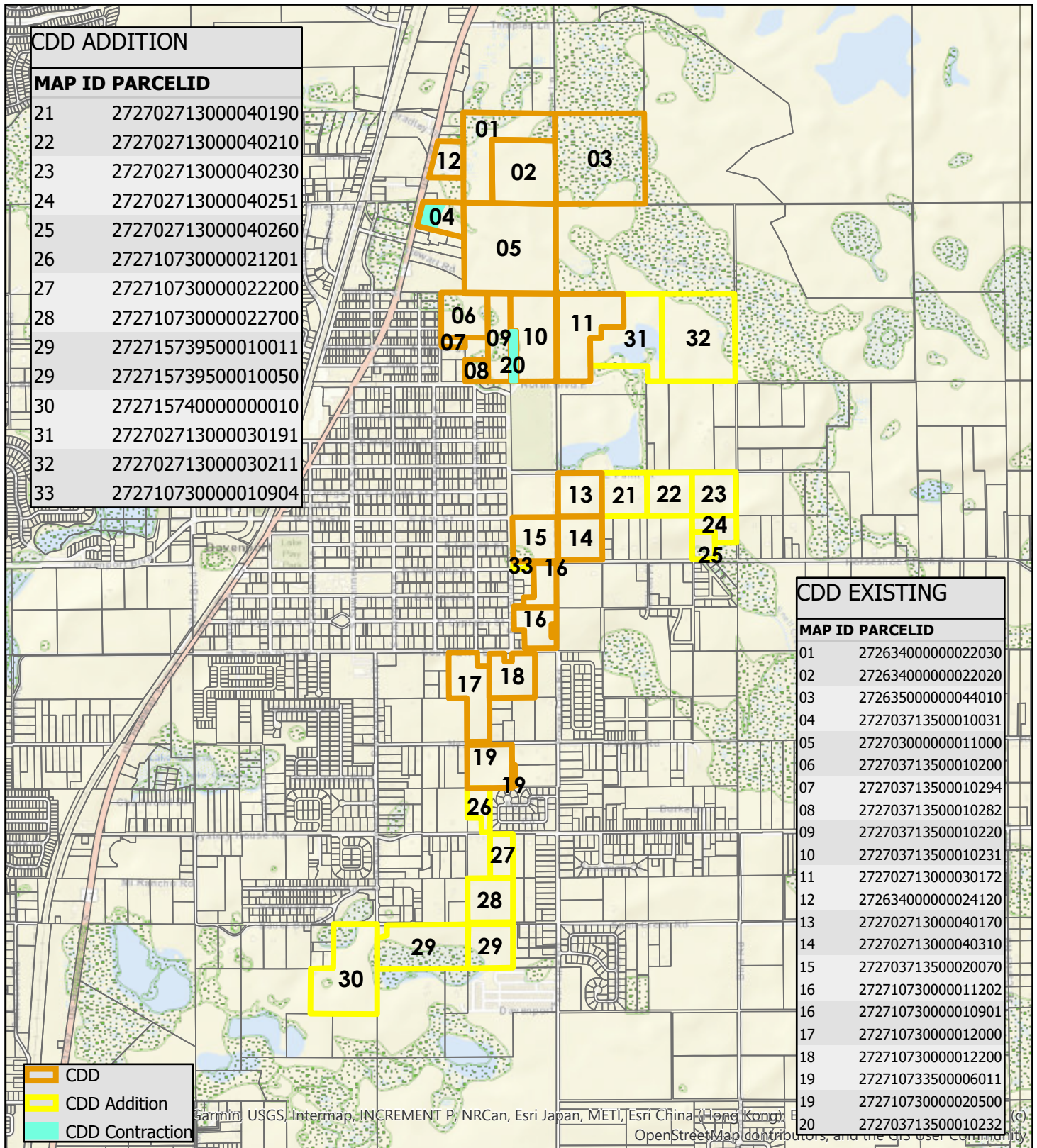
costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total,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

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

CDD ADDITION

MAP ID PARCELID

21	272702713000040190
22	272702713000040210
23	272702713000040230
24	272702713000040251
25	272702713000040260
26	272710730000021201
27	272710730000022200
28	272710730000022700
29	272715739500010011
29	272715739500010050
30	272715740000000010
31	272702713000030191
32	272702713000030211
33	272710730000010904



CDD EXISTING

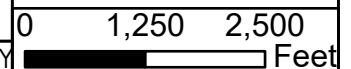
MAP ID PARCELID

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02	272634000000022020
03	272635000000044010
04	272703713500010031
05	272703000000011000
06	272703713500010200
07	272703713500010294
08	272703713500010282
09	272703713500010220
10	272703713500010231
11	272702713000030172
12	272634000000024120
13	272702713000040170
14	272702713000040310
15	272703713500020070
16	272710730000011202
16	272710730000010901
17	272710730000012000
18	272710730000012200
19	272710733500006011
19	272710730000020500
20	272703713500010232

CDD
 CDD Addition
 CDD Contraction



EXHIBIT 1
NORTH POWER LINE ROAD CDD
GENERAL LOCATION MAP - EXISTING DISTRICT



MAP DATE: 8/30/2021

LOCATION: POLK COUNTY

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

LEGAL DESCRIPTION:

PARCEL 1 (272634-000000-022030)

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

PARCEL 2 (272634-000000-022020)

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

PARCEL 3 (272635-000000-044010)

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

PARCEL 4 (272703-713500-010031)

PARCEL "A"

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

PARCEL "B"

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

PARCEL 5 (272703-000000-011000)

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

PARCEL 6 (272703-713500-010200)

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

PARCEL 7 (272703-713500-010294)

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



1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
C.A. NO. 28365
(813) 221-1516 TEL
(813) 344-0100 FAX

EXHIBIT 2

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

SEC TWP RGE
34-26-27

JOB NUMBER
0002.0002

DRAWN BY
JJM

DATE
5-14-2021

SHEET

1 OF 5

LEGAL DESCRIPTION:

PARCEL 8 (272703-713500-010282)

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

PARCEL 9 (272703-713500-010220)

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

PARCEL 10 (272703-713500-010231)

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

PARCEL 11 (272702-713000-030172)

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

PARCEL 12 (272634-000000-024120)

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

PARCEL 13: (272702-713000-040170)

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

P:\0002 Ootley, Rhinehart, Cassidy\0002 Powerline Road\Master\DWG\CDD-EXPANSION SOUTH 2\20210514_CDD-EXH 2_LEGAL_DESC_EXIST_DIST.dwg (LEGAL (2)) Jm, May 14, 2021 -- 2:57pm



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

EXHIBIT 2

NORTH POWER LINE ROAD CDD
LEGAL DESCRIPTION EXISTING DISTRICT BOUNDARY

SEC TWP RGE
34-26-27

JOB NUMBER
0002.0002

DRAWN BY
JJM

DATE
5-14-2021

SHEET

2 OF 5

LEGAL DESCRIPTION:

PARCEL 14: (272702-713000-040310)

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

PARCEL 15: (272703-713500-020070)

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

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

PARCEL 1:

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

LESS AND EXCEPT THE FOLLOWING FIVE DESCRIBED LANDS:

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

P:\0002 Coakley, Rhinehart, Cassidy, Road\Weston\DWG\CDD-EXPANSION SOUTH\20210514_CDD-EXP 2_LEGAL_DESC_EXST_DIST.dwg (LEGAL) (3) Jim May, 14, 2021 - 2:57pm

EXHIBIT 2

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION EXISTING DISTRICT BOUNDARY

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

1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602

C.A. NO. 28396

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

LEGAL DESCRIPTION:

Parcel 2:

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

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

PARCEL 3:

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

PARCEL 17: (272710-730000-012000)

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

AND

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

PARCEL 18: (272710-730000-012200)

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

LESS AND EXCEPT

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

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

P:\0002 Oakley Rhinohorn Casaldi\Road\Powerline Road\Uester\IDWGS\GDD-EXPANSION SOUTH 2\0210514_GDD-EXH 2_LEGAL_DESC_EXIST_DIST.dwg (LEGAL 4) [In: May 14, 2021 - 2:57pm]



1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
C.A. NO. 2B358
(813) 221-1516 TEL
(813) 344-0100 FAX

EXHIBIT 2

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION EXISTING DISTRICT BOUNDARY

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

LEGAL DESCRIPTION:

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

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

AND

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

PARCEL 20: (272703-713500-010232)

SOUTH 100 FEET OF WEST 84.74 FEET OF TRACT 23, SOUTH 15 FEET OF TRACT 25 AND SOUTH 15' OF E 1/4 OF TRACT 26 AND W 1/4 OF TRACT 26 AND SOUTH 15 FEET OF TRACT 27, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF AND RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

CONTAINING 271.64 ACRES MORE OR LESS.

EXHIBIT 2
NORTH POWER LINE ROAD CDD
LEGAL DESCRIPTION EXISTING DISTRICT BOUNDARY
 SHEET 5 OF 5
 DATE 5-14-2021
 DRAWN BY JJM
 JOB NUMBER 0002.0002
 SEC TWP RGE 34-26-27

ABSOLUTE ENGINEERING, INC.
 1000 N. ASHLEY DRIVE, SUITE 925
 TAMPA, FLORIDA 33602
 C.A. NO. 28358
 (813) 221-1616 TEL
 (813) 344-0100 FAX

LEGAL DESCRIPTION:

PARCEL NUMBER 21: (272702-713000-040190)

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

PARCEL NUMBER 22: (272702-713000-040210)

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

PARCEL NUMBER 23: (272702-713000-040230)

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

PARCEL NUMBER 24: (272702-713000-040251)

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

PARCEL NUMBER 25: (272702-713000-040260)

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

PARCEL NUMBER 26: (272710-730000-021201)

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

PARCEL NUMBER 27: (272710-730000-022200)

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

PARCEL NUMBER 28: (272710-730000-022700)

TRACTS 27 AND 28 IN THE SE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

EXHIBIT 3

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION - EXPANSION PARCELS

SEC TWP RGE S2&10-27S-27E	JOB NUMBER 0002.0002	DRAWN BY JJM	DATE 5-14-2021	SHEET 1 OF 3
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1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
C.A. NO. 28358
(813) 221-1516 TEL
(813) 344-0100 FAX

LEGAL DESCRIPTION:

PARCEL NUMBER 30: (272715-740000-000010)

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

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

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

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

PARCEL NUMBER 33: 272710-730000-010904

THAT PORTION OF SAID TRACT I OF SAID FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION IN THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, AS SHOWN ON THE MAP OR PLAT RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING NORTH OF PALMETTO STREET/HORSE SHOE CREEK ROAD, AS NOW IN USE, LESS AND EXCEPT RIGHTS OF WAY OF RECORD AND/OR IN USE.

EXHIBIT 3

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION - EXPANSION PARCELS

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
S2&10-27S-27E	0002.0002	JJM	5-14-2021	2 OF 3



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

LEGAL DESCRIPTION:

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

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

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

LESS EXISTING PARCEL 20: (272703-713500-010232)

SOUTH 100 FEET OF WEST 84.74 FEET OF TRACT 23, SOUTH 15 FEET OF TRACT 25 AND SOUTH 15' OF E 3/4 OF TRACT 26 AND W 1/4 OF TRACT 26 AND SOUTH 15 FEET OF TRACT 27, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF AND RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

CONTAINING 1.56 AC. MORE OR LESS

ALTOGETHER CONTAINING 158.74 AC. MORE OR LESS



EXHIBIT 3

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION - EXPANSION PARCELS

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

JOB NUMBER
0002.0002

DRAWN BY
JJM

DATE
5-14-2021

SHEET

2 OF 3

LEGAL DESCRIPTION:

PARCEL 1 (272634-000000-022030)

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

PARCEL 2 (272634-000000-022020)

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

PARCEL 3 (272635-000000-044010)

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

PARCEL 4 (272703-713500-010031)

PARCEL "A"

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

PARCEL "B"

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

PARCEL 5 (272703-000000-011000)

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

PARCEL 6 (272703-713500-010200)

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

PARCEL 7 (272703-713500-010294)

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

EXHIBIT 4

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

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

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

LEGAL DESCRIPTION:

PARCEL 8 (272703-713500-010282)

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

PARCEL 9 (272703-713500-010220)

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

PARCEL 10 (272703-713500-010231)

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

PARCEL 11 (272702-713000-030172)

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

PARCEL 12 (272634-000000-024120)

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

PARCEL 13: (272702-713000-040170)

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

EXHIBIT 4

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

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



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

LEGAL DESCRIPTION:

PARCEL 14: (272702-713000-040310)

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

PARCEL 15: (272703-713500-020070)

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

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

PARCEL 1:

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

LESS AND EXCEPT THE FOLLOWING FIVE DESCRIBED LANDS:

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

EXHIBIT 4

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

SHEET
3 OF 7

DATE
5-14-2021

DRAWN BY
JJM

JOB NUMBER
0002.0002

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



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

LEGAL DESCRIPTION:

Parcel 2:

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

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

PARCEL 3:

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

PARCEL 17: (272710-730000-012000)

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

AND

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

PARCEL 18: (272710-730000-012200)

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

LESS AND EXCEPT

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

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

EXHIBIT 4

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

SHEET 4 OF 7

DATE 5-14-2021

DRAWN BY JJM

JOB NUMBER 0002.0002

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



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

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

LEGAL DESCRIPTION:

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

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

AND

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

PARCEL 20: (272703-713500-010232)

SOUTH 100 FEET OF WEST 84.74 FEET OF TRACT 23, SOUTH 15 FEET OF TRACT 25 AND SOUTH 15' OF E 3/4 OF TRACT 26 AND W 1/4 OF TRACT 26 AND SOUTH 15 FEET OF TRACT 27, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF AND RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

PARCEL NUMBER 21: (272702-713000-040190)

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

PARCEL NUMBER 22: (272702-713000-040210)

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

PARCEL NUMBER 23: (272702-713000-040230)

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

PARCEL NUMBER 24: (272702-713000-040251)

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

PARCEL NUMBER 25: (272702-713000-040260)

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

PARCEL NUMBER 26: (272710-730000-021201)

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

PARCEL NUMBER 27: (272710-730000-022200)

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

PARCEL NUMBER 28: (272710-730000-022700)

TRACTS 27 AND 28 IN THE SE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

EXHIBIT 4

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

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



LEGAL DESCRIPTION:

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

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

PARCEL NUMBER 30: (272715-740000-000010)

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

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

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

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

PARCEL NUMBER 33: 272710-730000-010904

THAT PORTION OF SAID TRACT I OF SAID FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION IN THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, AS SHOWN ON THE MAP OR PLAT RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING NORTH OF PALMETTO STREET/HORSE SHOE CREEK ROAD, AS NOW IN USE, LESS AND EXCEPT RIGHTS OF WAY OF RECORD AND/OR IN USE.

EXHIBIT 4
NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

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



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

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

LEGAL DESCRIPTION:

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

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

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

LESS EXISTING PARCEL 20: (272703-713500-010232)

SOUTH 100 FEET OF WEST 84.74 FEET OF TRACT 23, SOUTH 15 FEET OF TRACT 25 AND SOUTH 15' OF E 3/4 OF TRACT 26 AND W 1/4 OF TRACT 26 AND SOUTH 15 FEET OF TRACT 27, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF AND RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

CONTAINING 1.56 AC. MORE OR LESS

ALTOGETHER CONTAINING 430.38 AC. MORE OR LESS



EXHIBIT 4

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

SEC TWP RGE S2&10-27S-27E	JOB NUMBER 0002.0002	DRAWN BY JJM	DATE 5-14-2021	SHEET 7 OF 7
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Exhibit 5
Summary of Proposed District Facilities

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

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

** District will fund undergrounding of electrical conduit

***District will fund street lighting maintenance services

Exhibit 6
Summary of Probable Cost

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

Notes:

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

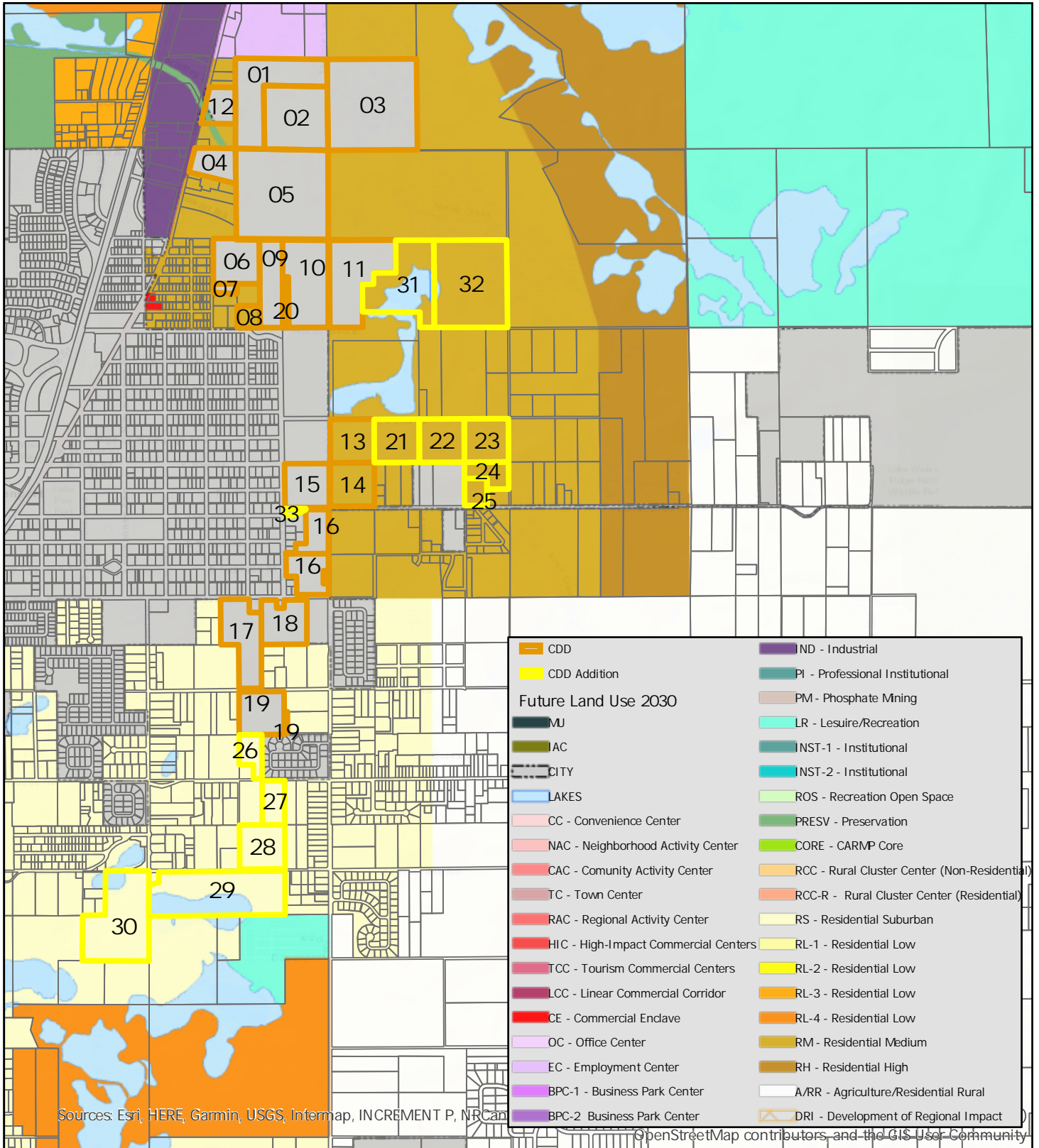
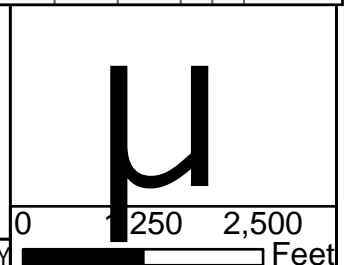
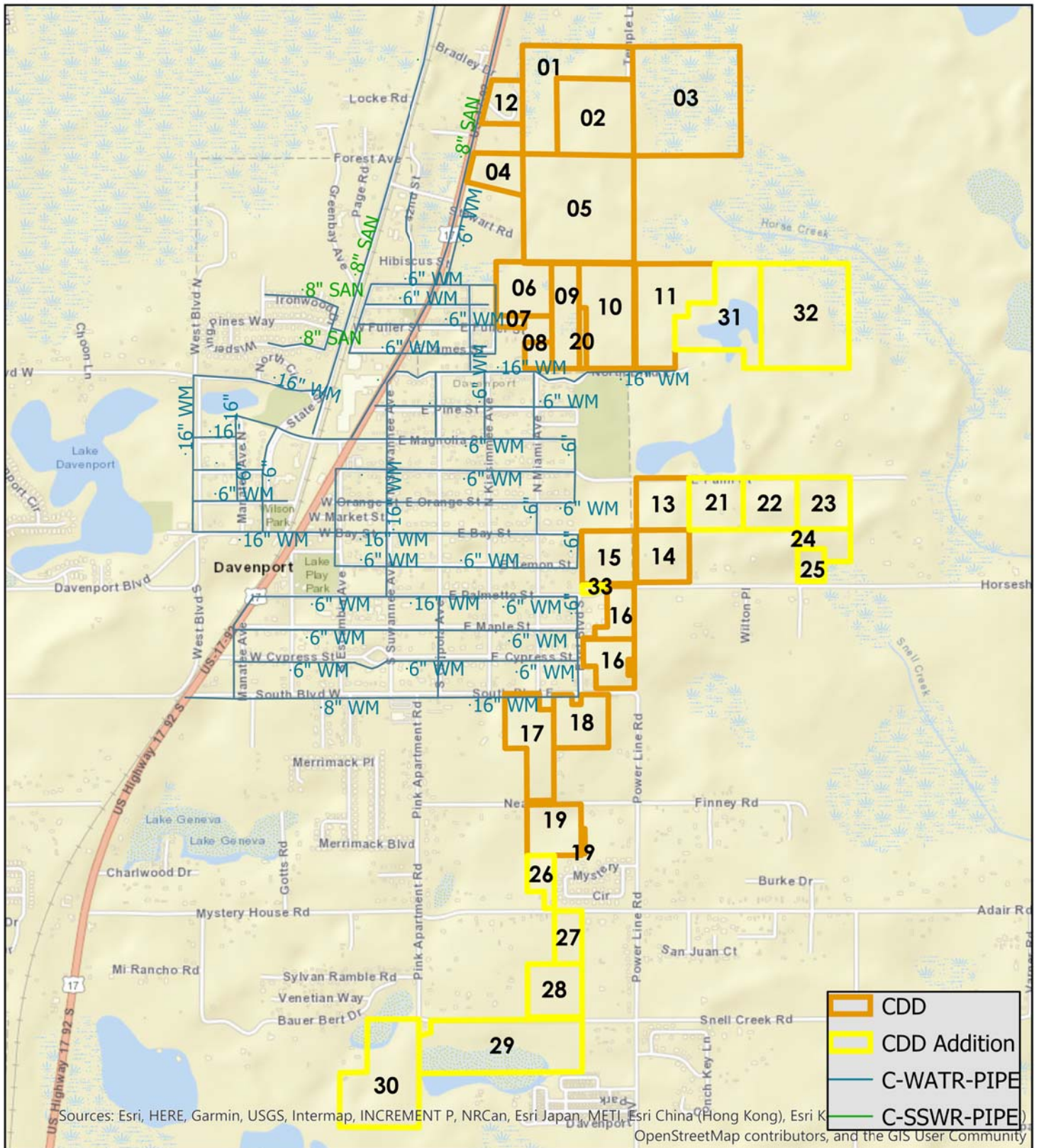


EXHIBIT 7
NORTH POWER LINE ROAD CDD
COMPOSITE EXHIBIT
EXISTING AND FUTURE LAND USE



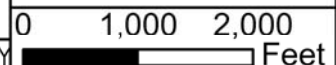
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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (The Netherlands), Swatch, Bing, OpenStreetMap contributors, and the GIS User Community



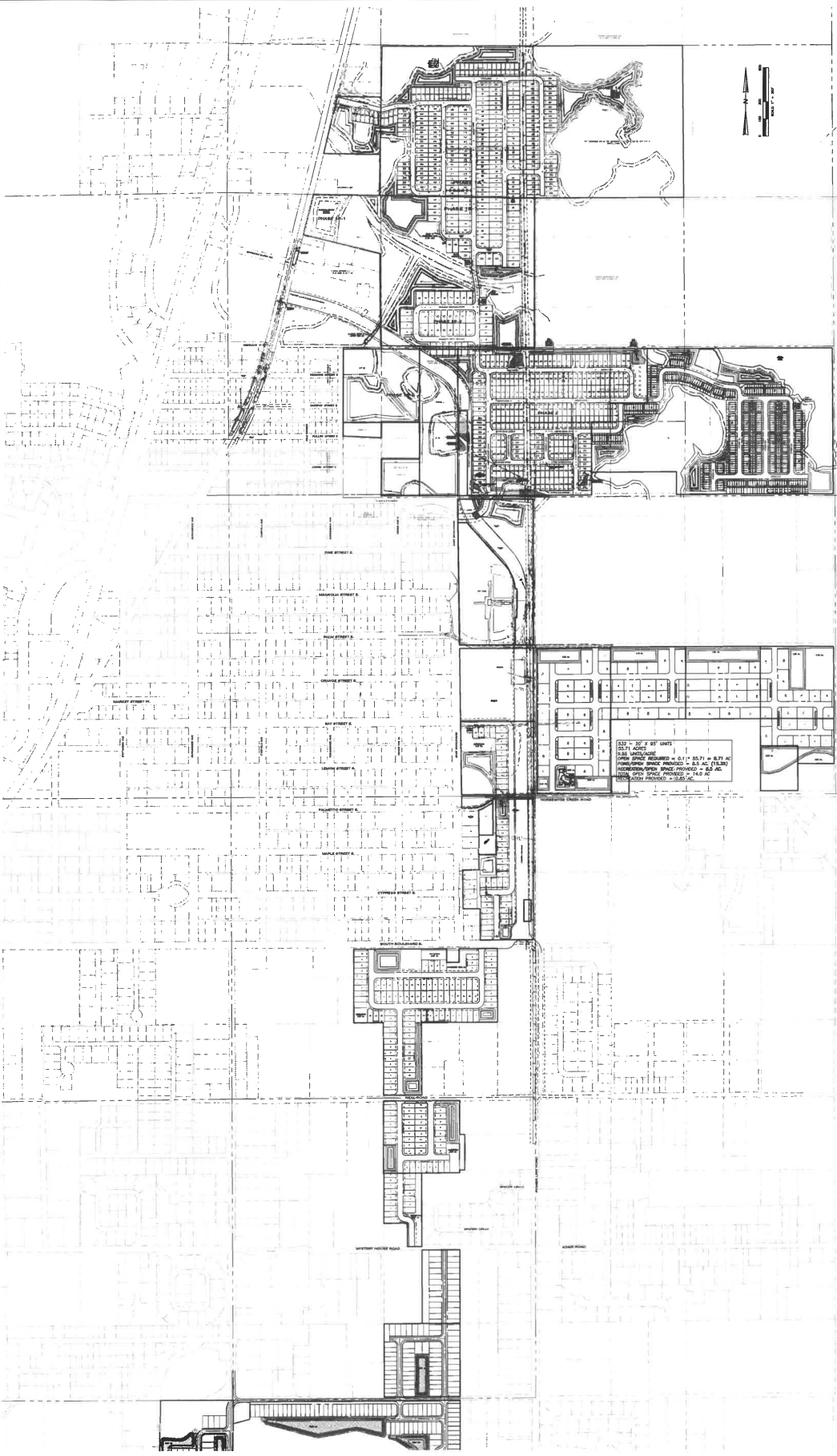
EXHIBIT 8
NORTH POWER LINE ROAD CDD
WATER AND SEWER LOCATIONS



MAP DATE: 5/17/2021

LOCATION: POLK COUNTY

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



BELLA VITA SOUTH SUBDIVISION - LOT SUMMARY

PHASE	LOT WIDTH	LOT WIDTH	LOT WIDTH	LOT WIDTH	TOWN- FRONT	SF TOTAL	UNIT TOTAL
PHASE 1A-1	244	65	48	3	51	244	51
PHASE 1B-1	244	65	44	44	228	244	44
PHASE 1B-2	244	65	44	44	228	244	44
PHASE 2	244	65	44	44	228	244	44
PHASE 3	244	65	44	44	228	244	44
TOTAL	479	0	92	3	300	875	875

BELLA VITA SOUTH SUBDIVISION - LOT SUMMARY

PHASE	LOT WIDTH	LOT WIDTH	LOT WIDTH	LOT WIDTH	LOT WIDTH	SF TOTAL
PHASE 1A-1	40	40	40	40	40	146
PHASE 1B-1	40	40	40	40	40	16
PHASE 1B-2	40	40	40	40	40	16
TOTAL	0	0	0	0	0	168

SECTION 2

**AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY**

FOR

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Date: January 19, 2022

Prepared by

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

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

1.0 Introduction

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

1.1 Purpose

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

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

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

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

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

1.2 Background

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

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

The assessment methodology is a four-step process.

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

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

1.3 Special Benefits and General Benefits

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

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

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

1.4 Requirements of a Valid Assessment Methodology

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

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

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

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$56,891,293. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$73,000,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

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

Table 1 identifies the land uses as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$56,891,293. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$73,000,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

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

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

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

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

2.3 Allocation of Benefit

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

2.4 Lienability Test: Special and Peculiar Benefit to the Property

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

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

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

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

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

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

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

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

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

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

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

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

3.0 True Up Mechanism

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

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

4.0 Assessment Roll

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

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

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

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

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

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

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

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

TABLE 3
 NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
 BOND SIZING
 AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

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

Bond Assumptions:

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

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

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

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

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

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

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

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

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

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

PARCEL ID	Owner	Lot Size	UNITS	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
27-27-02-713010-002480	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002490	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002500	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002510	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002520	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002530	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002540	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002550	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002560	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002570	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002580	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002590	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002600	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002610	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002620	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002630	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002640	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002650	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002660	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002670	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002680	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002690	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002700	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002710	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002720	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002730	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002740	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002750	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002760	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002770	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002780	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002790	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002800	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002810	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002820	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002830	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002840	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002850	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002860	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002870	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002880	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002890	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002900	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002910	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002920	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002930	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002940	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002950	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002960	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002970	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002980	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002990	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-003000	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
Total Gross Direct			1036	\$46,540,296.53	\$3,381,102.18	\$3,635,593.74

Unplatted Property	Owner	Acres	Par Per Undeveloped Acre	Total Par Allocated	Net Annual Assessment Allocation	Gross Annual Assessment Allocation
272710730000010901	GLK REAL ESTATE LLC	5.70	\$179,120.78	\$1,021,651.18	\$74,221.85	\$79,808.44
272710730000010904	GLK REAL ESTATE LLC	0.54	\$179,120.78	\$97,029.73	\$7,049.10	\$7,579.68
272710730000011202	GLK REAL ESTATE LLC	7.62	\$179,120.78	\$1,364,022.64	\$99,094.77	\$106,553.51
272710730000022200	CASSIDY PROPERTY INVESTMENTS LLC	4.95	\$179,120.78	\$886,880.71	\$64,430.92	\$69,280.56
272710730000022700	JMBI REAL ESTATE LLC	9.90	\$179,120.78	\$1,772,901.64	\$128,799.39	\$138,493.96
272715739500010011	GAMA INVESTORS LLC	19.13	\$179,120.78	\$3,426,759.61	\$248,950.38	\$267,688.58
272715739500010050	GAMA INVESTORS LLC	9.81	\$179,120.78	\$1,757,103.19	\$127,651.65	\$137,259.83
272715740000000010	CASSIDY PROPERTY INVESTMENTS LLC	24.58	\$179,120.78	\$4,402,018.51	\$319,801.88	\$343,872.99
272702713000040310	NORTHEAST POLK LAND INVESTMENTS LLC	9.68	\$179,120.78	\$1,734,498.15	\$126,009.41	\$135,493.99
272703713500020070	NORTHEAST POLK LAND INVESTMENTS LLC	9.66	\$179,120.78	\$1,730,306.72	\$125,704.91	\$135,166.57
272702713000040170	CASSIDY HOLDINGS LLC	9.69	\$179,120.78	\$1,735,895.29	\$126,110.91	\$135,603.13
272702713000040190	GAMA INVESTORS LLC	9.66	\$179,120.78	\$1,731,130.67	\$125,764.77	\$135,230.94
272702713000040210	CASSIDY HOLDINGS LLC	9.63	\$179,120.78	\$1,725,076.39	\$125,324.93	\$134,757.99
272702713000040230	CASSIDY HOLDINGS LLC	9.45	\$179,120.78	\$1,692,816.74	\$122,981.30	\$132,237.96
272702713000040251	CASSIDY HOLDINGS LLC	4.71	\$179,120.78	\$844,249.96	\$61,333.85	\$65,950.37
272702713000040260	CASSIDY HOLDINGS LLC	3.00	\$179,120.78	\$537,362.34	\$39,038.79	\$41,977.20
Total Unplatted		147.72		\$26,459,703.47	\$1,922,268.82	\$2,066,955.72

PARCEL ID	Owner	Lot Size	UNITS	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
Total Combined				\$73,000,000.00	\$5,303,371.00	\$5,702,549.46

SECTION 3

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT AMENDING AND SUPPLEMENTING RESOLUTION 2023-17, AS FURTHER AMENDED; AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN AMENDED ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the North Powerline Road Community Development District (the “**District**”) previously indicated its intention to construct certain types of public infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District including the Boundary Amendment Parcels, hereinafter defined; and

WHEREAS, the District Board of Supervisors (“**Board**”) noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection, and enforcement of such assessments and now desires to adopt a resolution imposing and levying such assessments.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under the pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management facilities; roadways; water and wastewater facilities; off-site improvements (turn lanes); electrical utilities (street lighting); entry features and signage; parks and amenities, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District (collectively, the “**Improvements**”), and evidenced its intent to defray the cost of such Improvements pursuant to Resolution Nos. 2018-23, 2018-24, 2018-32, 2020-04, 2020-05, 2020-08, 2020-11, 2020-12, 2020-15, 2021-07, 2021-08, 2021-19, 2022-01, 2022-02, 2022-04, 2022-08, 2023-17, and 2023-18 (together, the “**Assessment Resolutions**”).

(c) On September 5, 2023, the Board of County Commissioners of Polk County Florida adopted Ordinance No. 2023-055 (“**Corrective Ordinance**”), correcting a scrivener’s error in the description of the District’s boundaries as to property identified as “Parcel 32” (the “**Parcel 32 Property**”) located within the area known as “**Phase Three**” of the development.

(d) As a result of the adoption of the Corrective Ordinance, on September 5, 2023, the Board adopted Resolution No. 2023-17, adopting and confirming the *Third Amended and Restated Engineer’s Report for Capital Improvements*, dated February 2022 (the “**Engineer’s Report**”), which Engineer’s Report details the revised scope and cost of Improvements necessary to serve the lands located within the District, including Phase Three.

(e) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(f) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the Improvements relative to Phase Three, the nature and location of which was initially described in Resolution 2023-17, and is described in the Engineer’s Report, attached as **Exhibit A** hereto; (ii) The plans and specifications for the Improvements are on file at the office of the District Manager c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“**District Records Offices**”); (iii) the cost of such Improvements be assessed against the lands within Phase Three specially benefited by such Improvements; and (iv) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(g) The provision of said Improvements, the levying of such Assessments (hereinafter defined) on the lands within Phase Three, and the sale and issuance of such bonds serves a proper, essential and valid public purpose and is in the best interests of the District, its landowners and residents.

(h) In order to provide funds with which to pay all or a portion of the costs of the Improvements which are to be assessed against the benefitted properties including those within Phase Three, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its bonds, in one or more series.

(i) By Resolution 2023-17, the Board determined to provide the Improvements and to defray the costs thereof by imposing Assessments on Phase Three and expressed an intention to issue bonds to provide a portion of the funds needed for the Improvements prior to the collection of such Assessments. Resolution 2023-17 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(j) As directed by Resolution 2023-17, said Resolution 2023-17 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(k) As directed by Resolution 2023-17, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(l) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2023-18, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the Improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel including the Boundary Amendment Parcels, and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(m) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(n) On November 7, 2023, at the time and place specified in Resolution 2023-18, and the notice referred to in paragraph (n) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (m) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(o) Having considered the estimated costs of the Improvements, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:

(i) the estimated costs of the Improvements are as specified in the Engineer's Report, which is hereby adopted, approved and confirmed, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Improvements against the properties specially benefited thereby within the Boundary Amendment Parcels using the method determined by the Board set forth in the *Amended and Restated Master Assessment Methodology*, dated January 19, 2022 (the "**Master Methodology**"); and

- (iii) the Assessment Report is hereby approved, adopted and confirmed; and
 - (iv) it is hereby declared that the Improvements will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in **Exhibit B**; and
 - (v) that the costs of the Improvements are fairly and reasonably apportioned to the properties specifically benefitted as set forth in **Exhibit B**; and
 - (vi) it is in the best interests of the District that the Assessments be paid and collected as herein provided; and
 - (vii) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Improvements are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due.
- (p) The Board hereby approves, ratifies, and confirms Resolution No. 2022-08, setting forth the specific terms of the District’s Special Assessment Bonds, Series 2022, as such Resolution relates to the lands within Phase Three.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That construction of Improvements initially described in Resolution 2023-17, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized, and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Improvements and the costs to be paid by Assessments on all specially benefitted property within the Boundary Amendment Parcels are set forth in **Exhibit A** and **Exhibit B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Assessments on the parcels within the Boundary Amendment Parcels specially benefitted by the Improvements, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, these Assessments, as reflected in **Exhibit B** attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the “Improvement Lien Book.” The Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles and claims. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of

acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the Improvements have both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Improvements, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves, or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Improvements and the adoption by the Board of a resolution accepting the Improvements complete, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time, subsequent to thirty (30) days after the Improvements have been completed and a resolution accepting the Improvements has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessment one time if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the “**Uniform Method**”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For the period the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Polk County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and any reports supplemental thereto, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Assessments securing the bonds shall be allocated as set forth in such reports. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District’s boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District’s review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance with such Assessment Report and supplemental assessment methodology report(s), as applicable, cause such reallocation to be recorded in the District’s Improvement Lien Book, and shall perform the true-up calculations described in **Exhibit B**, which process is incorporated herein as if fully set forth (the “True-Up Methodology”). Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District’s understanding with the landowner and primary developer of the lands within the Boundary Amendment Parcels, that it intends to develop the unit numbers and types shown in **Exhibit B**, on the net developable acres within the Boundary Amendment Parcels and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the

District prohibits more than the maximum units shown in **Exhibit B** from being developed relative to the Boundary Amendment Parcels. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Improvements, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Improvements, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres within the Boundary Amendment Parcels, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT. Property owned by units of local, state and federal government shall not be subject to the Assessments without specific consent thereto. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record an Amended Notice of Assessments in the Official Records of Polk County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. This Resolution is intended to amend and supplement the Assessment Resolutions relating to the District's levy of special assessments on the lands within the boundaries of the District benefitting from the public infrastructure improvements set forth in the Engineer's Report. As such, all such prior resolutions, including but not limited to the Assessment Resolutions, remain in full force and effect, except to the extent provided for herein.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

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APPROVED AND ADOPTED this 7th day of November 2023.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Third Amended and Restated Engineer's Report for Capital Improvements, dated February 2022*

Exhibit B: *Amended and Restated Master Assessment Methodology, dated January 19, 2022*

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT**

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

Prepared for:

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

Prepared by:

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

FEBRUARY 2022

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT**

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

I. INTRODUCTION

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

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

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

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

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

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

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

II. PURPOSE AND SCOPE

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

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

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

III. THE DEVELOPMENT

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

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

IV. THE CAPITAL IMPROVEMENTS

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

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

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

V. CAPITAL IMPROVEMENT PLAN COMPONENTS

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

Stormwater Management Facilities

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

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

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

Public Roadways

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

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

Water and Wastewater Facilities

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

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

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

Off-Site Improvements

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

Amenities and Parks

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

Electric and Lighting

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

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

Entry Feature

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

Miscellaneous

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

VI. PERMITTING

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

PHASE 1

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

PHASE 2

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

PHASE 3

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

PHASE 4

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

PHASE 5

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

PHASE 6

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

VII. RECOMMENDATION

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

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

VIII. REPORT MODIFICATION

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

IX. CONCLUSION

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

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



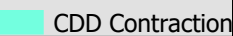
costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total,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

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

CDD ADDITION

MAP ID PARCELID

21	272702713000040190
22	272702713000040210
23	272702713000040230
24	272702713000040251
25	272702713000040260
26	272710730000021201
27	272710730000022200
28	272710730000022700
29	272715739500010011
29	272715739500010050
30	272715740000000010
31	272702713000030191
32	272702713000030211
33	272710730000010904

-  CDD
-  CDD Addition
-  CDD Contraction

CDD EXISTING

MAP ID PARCELID

01	272634000000022030
02	272634000000022020
03	272635000000044010
04	272703713500010031
05	272703000000011000
06	272703713500010200
07	272703713500010294
08	272703713500010282
09	272703713500010220
10	272703713500010231
11	272702713000030172
12	272634000000024120
13	272702713000040170
14	272702713000040310
15	272703713500020070
16	272710730000011202
16	272710730000010901
17	272710730000012000
18	272710730000012200
19	272710733500006011
19	272710730000020500
20	272703713500010232

Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Swisstopo, IGN, Esri, Intel, CNRS - IGN, HERE, DeLorme, USGS, Intermap, OpenStreetMap contributors, and the GIS User Community



EXHIBIT 1
NORTH POWER LINE ROAD CDD
GENERAL LOCATION MAP - EXISTING DISTRICT



0 1,250 2,500 Feet

MAP DATE: 8/30/2021

LOCATION: POLK COUNTY

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

LEGAL DESCRIPTION:

PARCEL 1 (272634-000000-022030)

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

PARCEL 2 (272634-000000-022020)

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

PARCEL 3 (272635-000000-044010)

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

PARCEL 4 (272703-713500-010031)

PARCEL "A"

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

PARCEL "B"

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

PARCEL 5 (272703-000000-011000)

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

PARCEL 6 (272703-713500-010200)

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

PARCEL 7 (272703-713500-010294)

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

EXHIBIT 2
NORTH POWER LINE ROAD CDD
LEGAL DESCRIPTION EXISTING DISTRICT BOUNDARY
SHEET 1 OF 5
DATE 5-14-2021
DRAWN BY JJM
JOB NUMBER 0002.0002
SEC TWP RGE 34-26-27

ABSOLUTE ENGINEERING, INC.
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
C.A. NO. 28365
(813) 221-1516 TEL
(813) 344-0100 FAX

LEGAL DESCRIPTION:

PARCEL 8 (272703-713500-010282)

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

PARCEL 9 (272703-713500-010220)

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

PARCEL 10 (272703-713500-010231)

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

PARCEL 11 (272702-713000-030172)

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

PARCEL 12 (272634-000000-024120)

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

PARCEL 13: (272702-713000-040170)

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



EXHIBIT 2

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

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

LEGAL DESCRIPTION:

PARCEL 14: (272702-713000-040310)

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

PARCEL 15: (272703-713500-020070)

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

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

PARCEL 1:

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

LESS AND EXCEPT THE FOLLOWING FIVE DESCRIBED LANDS:

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

P:\0002 Coakley, Rhinehart, Cassidy, Road\Weston\DWG\CDD-EXPANSION SOUTH\20210514_CDD-EXH 2_LEGAL_DESC_EXST_DIST.dwg (LEGAL) (3) Jm, May 14, 2021 - 2:57pm

EXHIBIT 2

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION EXISTING DISTRICT BOUNDARY

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

1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602

C.A. NO. 28396

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

LEGAL DESCRIPTION:

Parcel 2:

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

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

PARCEL 3:

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

PARCEL 17: (272710-730000-012000)

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

AND

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

PARCEL 18: (272710-730000-012200)

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

LESS AND EXCEPT

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

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

P:\0002 Oakley Rhinohorn Casaldi\Road\Powerline Road\Uester\IDWGS\GDD-EXPANSION SOUTH 2\0210514_GDD-EXH 2_LEGAL_DESC_EXIST_DIST.dwg (LEGAL 4) [In: May 14, 2021 - 2:57pm]



ABSOLUTE ENGINEERING, INC.
 1000 N. ASHLEY DRIVE, SUITE 925
 TAMPA, FLORIDA 33602
 C.A. NO. 2B358
 (813) 221-1516 TEL
 (813) 344-0100 FAX

EXHIBIT 2
NORTH POWER LINE ROAD CDD
LEGAL DESCRIPTION EXISTING DISTRICT BOUNDARY

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

LEGAL DESCRIPTION:

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

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

AND

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

PARCEL 20: (272703-713500-010232)

SOUTH 100 FEET OF WEST 84.74 FEET OF TRACT 23, SOUTH 15 FEET OF TRACT 25 AND SOUTH 15' OF E 1/4 OF TRACT 26 AND W 1/4 OF TRACT 26 AND SOUTH 15 FEET OF TRACT 27, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF AND RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

CONTAINING 271.64 ACRES MORE OR LESS.

EXHIBIT 2
NORTH POWER LINE ROAD CDD
LEGAL DESCRIPTION EXISTING DISTRICT BOUNDARY
 SHEET 5 OF 5
 DATE 5-14-2021
 DRAWN BY JJM
 JOB NUMBER 0002.0002
 SEC TWP RGE 34-26-27

ABSOLUTE ENGINEERING, INC.
 1000 N. ASHLEY DRIVE, SUITE 925
 TAMPA, FLORIDA 33602
 C.A. NO. 28358
 (813) 221-1616 TEL
 (813) 344-0100 FAX

LEGAL DESCRIPTION:

PARCEL NUMBER 21: (272702-713000-040190)

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

PARCEL NUMBER 22: (272702-713000-040210)

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

PARCEL NUMBER 23: (272702-713000-040230)

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

PARCEL NUMBER 24: (272702-713000-040251)

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

PARCEL NUMBER 25: (272702-713000-040260)

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

PARCEL NUMBER 26: (272710-730000-021201)

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

PARCEL NUMBER 27: (272710-730000-022200)

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

PARCEL NUMBER 28: (272710-730000-022700)

TRACTS 27 AND 28 IN THE SE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

EXHIBIT 3

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION - EXPANSION PARCELS

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



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

LEGAL DESCRIPTION:

PARCEL NUMBER 30: (272715-740000-000010)

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

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

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

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

PARCEL NUMBER 33: 272710-730000-010904

THAT PORTION OF SAID TRACT I OF SAID FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION IN THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, AS SHOWN ON THE MAP OR PLAT RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING NORTH OF PALMETTO STREET/HORSE SHOE CREEK ROAD, AS NOW IN USE, LESS AND EXCEPT RIGHTS OF WAY OF RECORD AND/OR IN USE.

EXHIBIT 3

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION - EXPANSION PARCELS

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
S2&10-27S-27E	0002.0002	JJM	5-14-2021	2 OF 3



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

LEGAL DESCRIPTION:

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

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

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

LESS EXISTING PARCEL 20: (272703-713500-010232)

SOUTH 100 FEET OF WEST 84.74 FEET OF TRACT 23, SOUTH 15 FEET OF TRACT 25 AND SOUTH 15' OF E 3/4 OF TRACT 26 AND W 1/4 OF TRACT 26 AND SOUTH 15 FEET OF TRACT 27, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF AND RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

CONTAINING 1.56 AC. MORE OR LESS

ALTOGETHER CONTAINING 158.74 AC. MORE OR LESS



EXHIBIT 3

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION - EXPANSION PARCELS

SEC TWP RGE

JOB NUMBER

DRAWN BY

DATE

SHEET

S2&10-27S-27E

0002.0002

JJM

5-14-2021

2 OF 3

LEGAL DESCRIPTION:

PARCEL 1 (272634-000000-022030)

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

PARCEL 2 (272634-000000-022020)

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

PARCEL 3 (272635-000000-044010)

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

PARCEL 4 (272703-713500-010031)

PARCEL "A"

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

PARCEL "B"

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

PARCEL 5 (272703-000000-011000)

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

PARCEL 6 (272703-713500-010200)

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

PARCEL 7 (272703-713500-010294)

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

EXHIBIT 4

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

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



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

LEGAL DESCRIPTION:

PARCEL 8 (272703-713500-010282)

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

PARCEL 9 (272703-713500-010220)

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

PARCEL 10 (272703-713500-010231)

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

PARCEL 11 (272702-713000-030172)

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

PARCEL 12 (272634-000000-024120)

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

PARCEL 13: (272702-713000-040170)

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

**EXHIBIT 4
NORTH POWER LINE ROAD CDD
LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION**

SEC TWP RGE S2&10-27S-27E	JOB NUMBER 0002.0002	DRAWN BY JJM	DATE 5-14-2021	SHEET 2 OF 7
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ABSOLUTE ENGINEERING, INC.
 1000 N. ASHLEY DRIVE, SUITE 925
 TAMPA, FLORIDA 33602
 C.A. NO. 28358
 (813) 221-1516 TEL
 (813) 344-0100 FAX

LEGAL DESCRIPTION:

PARCEL 14: (272702-713000-040310)

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

PARCEL 15: (272703-713500-020070)

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

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

PARCEL 1:

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

LESS AND EXCEPT THE FOLLOWING FIVE DESCRIBED LANDS:

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

EXHIBIT 4

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

SHEET
3 OF 7

DATE
5-14-2021

DRAWN BY
JJM

JOB NUMBER
0002.0002

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



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

LEGAL DESCRIPTION:

Parcel 2:

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

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

PARCEL 3:

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

PARCEL 17: (272710-730000-012000)

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

AND

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

PARCEL 18: (272710-730000-012200)

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

LESS AND EXCEPT

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

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

EXHIBIT 4

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

SHEET 4 OF 7

DATE 5-14-2021

DRAWN BY JJM

JOB NUMBER 0002.0002

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



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

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

LEGAL DESCRIPTION:

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

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

AND

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

PARCEL 20: (272703-713500-010232)

SOUTH 100 FEET OF WEST 84.74 FEET OF TRACT 23, SOUTH 15 FEET OF TRACT 25 AND SOUTH 15' OF E 3/4 OF TRACT 26 AND W 1/4 OF TRACT 26 AND SOUTH 15 FEET OF TRACT 27, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF AND RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

PARCEL NUMBER 21: (272702-713000-040190)

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

PARCEL NUMBER 22: (272702-713000-040210)

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

PARCEL NUMBER 23: (272702-713000-040230)

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

PARCEL NUMBER 24: (272702-713000-040251)

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

PARCEL NUMBER 25: (272702-713000-040260)

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

PARCEL NUMBER 26: (272710-730000-021201)

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

PARCEL NUMBER 27: (272710-730000-022200)

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

PARCEL NUMBER 28: (272710-730000-022700)

TRACTS 27 AND 28 IN THE SE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

EXHIBIT 4

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

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



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

LEGAL DESCRIPTION:

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

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

PARCEL NUMBER 30: (272715-740000-000010)

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

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

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

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

PARCEL NUMBER 33: 272710-730000-010904

THAT PORTION OF SAID TRACT I OF SAID FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION IN THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, AS SHOWN ON THE MAP OR PLAT RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING NORTH OF PALMETTO STREET/HORSE SHOE CREEK ROAD, AS NOW IN USE, LESS AND EXCEPT RIGHTS OF WAY OF RECORD AND/OR IN USE.

**EXHIBIT 4
NORTH POWER LINE ROAD CDD**

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

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



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

P:\0002 Oakley_Rhinehart_Cassidy\0002 Powerline Road\CDD\EXPANSION SOUTH_2\CDD-EXH 4-LEGAL_DESC AMEND (1-5).dwg (LEGAL) Heather Wertz Mar 31, 2022 - 10:27am

LEGAL DESCRIPTION:

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

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

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

LESS EXISTING PARCEL 20: (272703-713500-010232)

SOUTH 100 FEET OF WEST 84.74 FEET OF TRACT 23, SOUTH 15 FEET OF TRACT 25 AND SOUTH 15' OF E 3/4 OF TRACT 26 AND W 1/4 OF TRACT 26 AND SOUTH 15 FEET OF TRACT 27, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF AND RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

CONTAINING 1.56 AC. MORE OR LESS

ALTOGETHER CONTAINING 430.38 AC. MORE OR LESS



EXHIBIT 4

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

SEC TWP RGE S2&10-27S-27E	JOB NUMBER 0002.0002	DRAWN BY JJM	DATE 5-14-2021	SHEET 7 OF 7
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Exhibit 5
Summary of Proposed District Facilities

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

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

** District will fund undergrounding of electrical conduit

***District will fund street lighting maintenance services

Exhibit 6
Summary of Probable Cost

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

Notes:

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

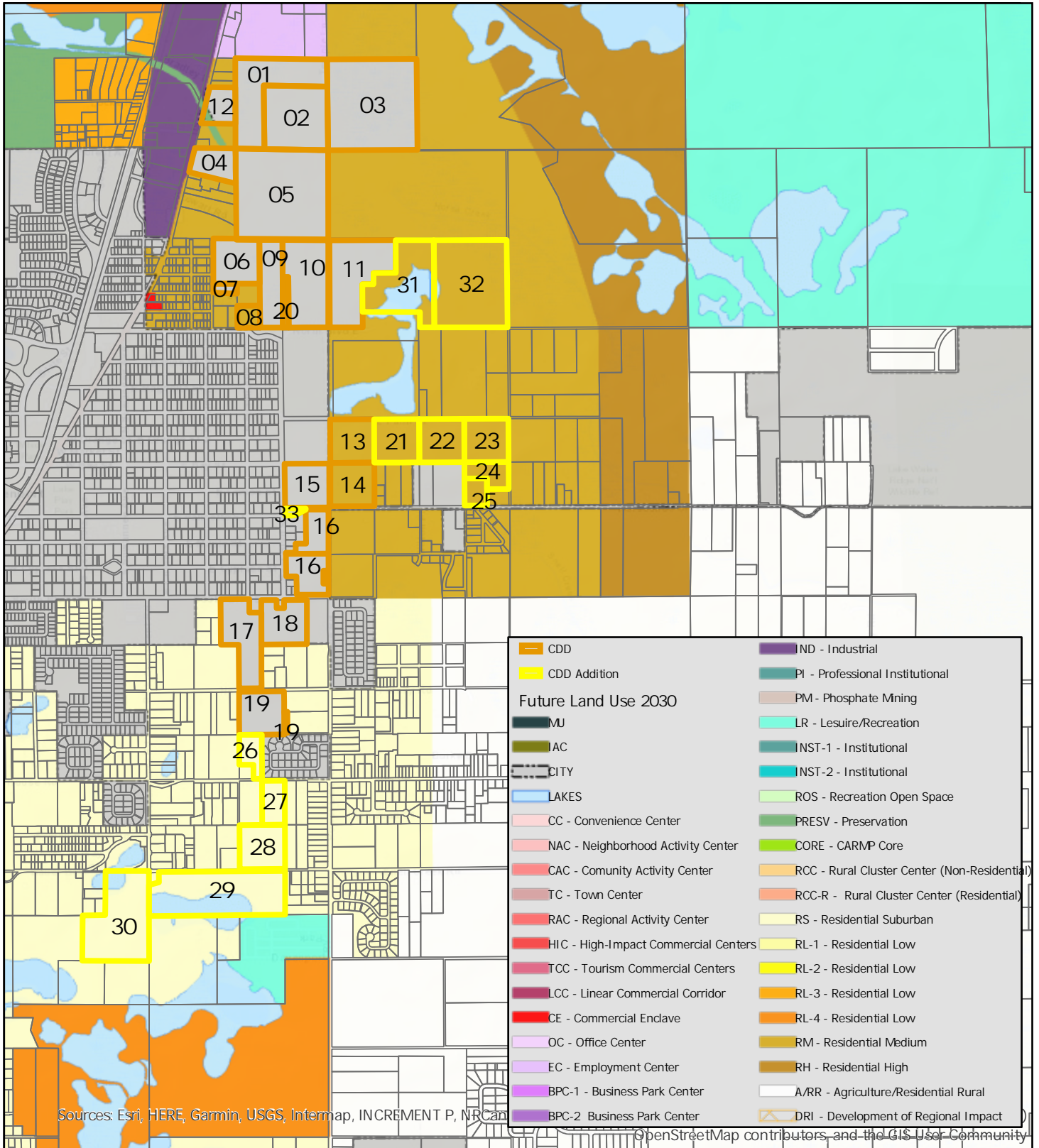
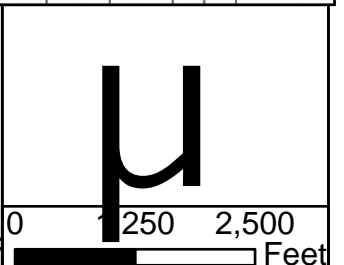


EXHIBIT 7
NORTH POWER LINE ROAD CDD
COMPOSITE EXHIBIT
EXISTING AND FUTURE LAND USE

MAP DATE: 5/17/2021 LOCATION: POLK COUNTY



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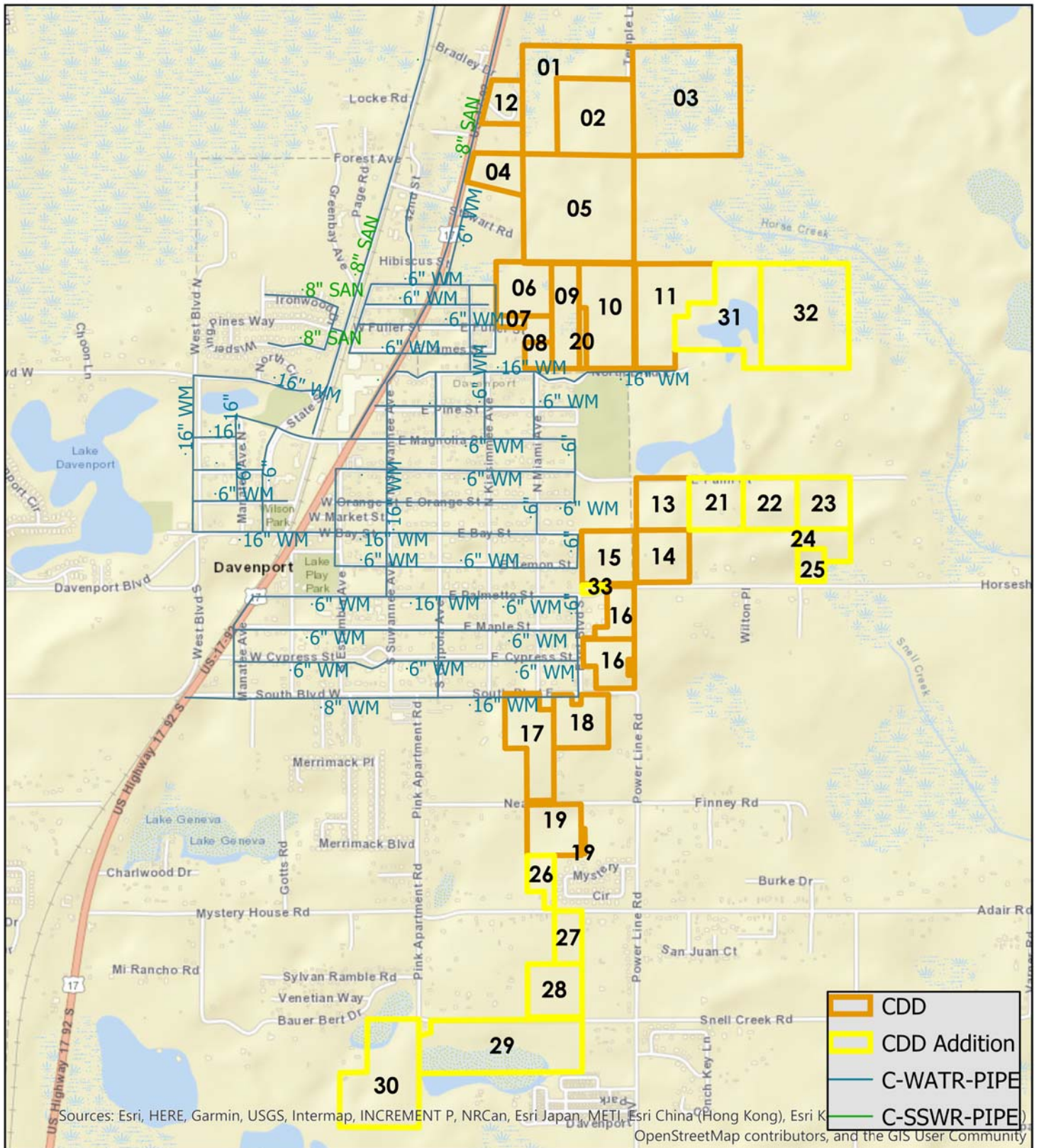
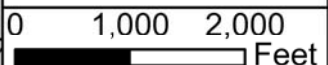


EXHIBIT 8
 NORTH POWER LINE ROAD CDD
 WATER AND SEWER LOCATIONS

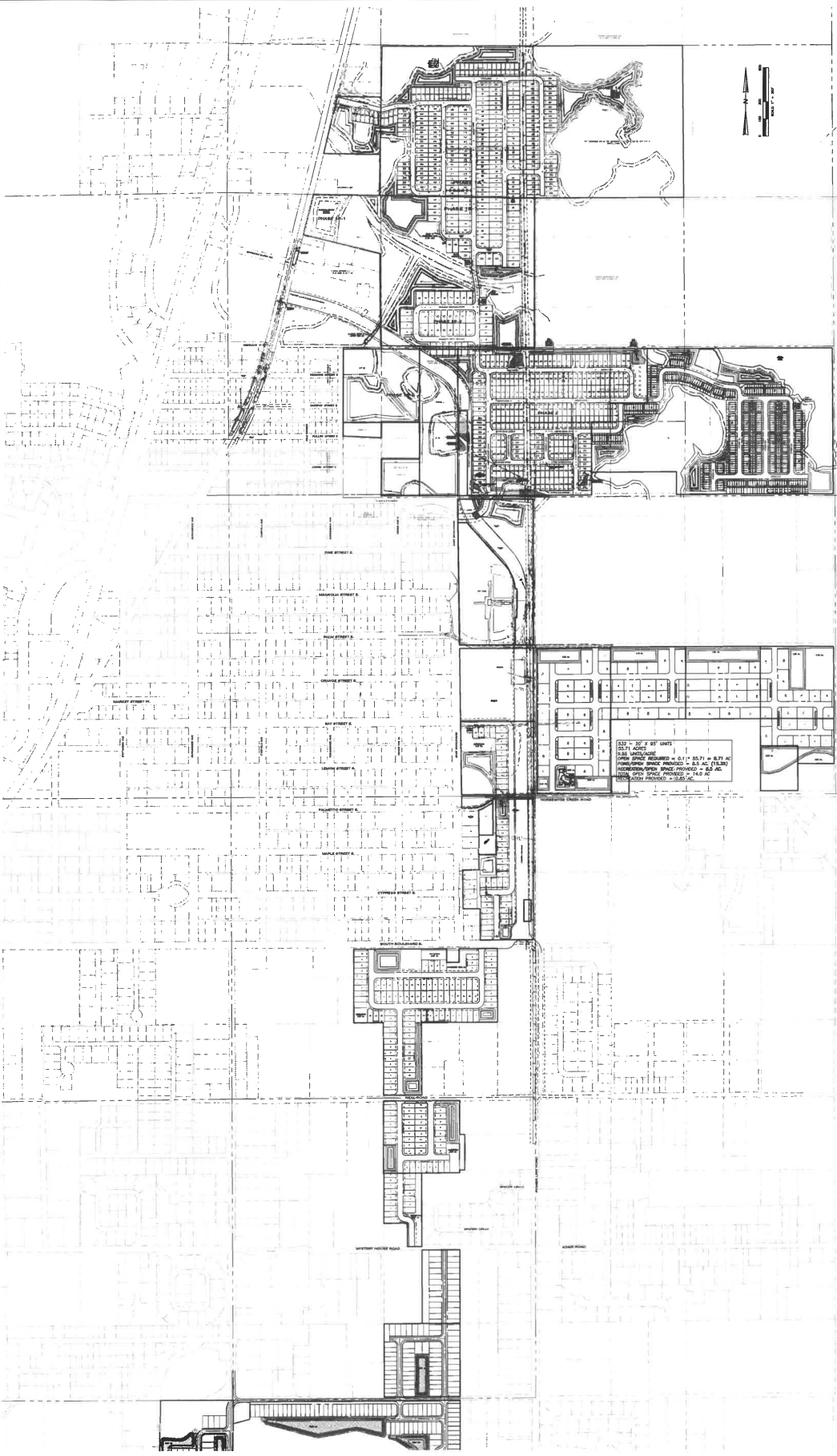


MAP DATE: 5/17/2021

LOCATION: POLK COUNTY



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



BELLA VITA SOUTH SUBDIVISION - LOT SUMMARY

PHASE	LOT WIDTH	LOT WIDTH	LOT WIDTH	LOT WIDTH	TOWN- FRONT	SF TOTAL	UNIT TOTAL
PHASE 1A-1	40	40	40	40	244	244	51
PHASE 1B-1	44	44	44	44	244	244	51
PHASE 1B-2	44	44	44	44	244	244	51
PHASE 2	92	92	92	92	300	300	228
PHASE 3	92	92	92	92	300	300	228
TOTAL	40	40	40	40	244	244	51

BELLA VITA SOUTH SUBDIVISION - LOT SUMMARY

PHASE	LOT WIDTH	LOT WIDTH	LOT WIDTH	LOT WIDTH	LOT WIDTH	SF TOTAL
PHASE 1A-1	40	40	40	40	40	146
PHASE 1B-1	44	44	44	44	44	16
PHASE 1B-2	44	44	44	44	44	16
PHASE 2	92	92	92	92	92	0
PHASE 3	92	92	92	92	92	0
TOTAL	40	40	40	40	40	168

**AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY**

FOR

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Date: January 19, 2022

Prepared by

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

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

1.0 Introduction

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

1.1 Purpose

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

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

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

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

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

1.2 Background

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

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

The assessment methodology is a four-step process.

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

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

1.3 Special Benefits and General Benefits

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

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

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

1.4 Requirements of a Valid Assessment Methodology

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

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

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

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$56,891,293. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$73,000,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

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

Table 1 identifies the land uses as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$56,891,293. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$73,000,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

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

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

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

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

2.3 Allocation of Benefit

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

2.4 Lienability Test: Special and Peculiar Benefit to the Property

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

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

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

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

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

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

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

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

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

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

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

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

3.0 True Up Mechanism

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

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

4.0 Assessment Roll

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

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

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

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

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

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

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

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

TABLE 3
 NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
 BOND SIZING
 AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

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

Bond Assumptions:

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

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

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

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

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

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

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

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

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

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

PARCEL ID	Owner	Lot Size	UNITS	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
27-27-02-713010-002480	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002490	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002500	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002510	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002520	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002530	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002540	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002550	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002560	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002570	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002580	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002590	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002600	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002610	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002620	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002630	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002640	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002650	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002660	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002670	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002680	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002690	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002700	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002710	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002720	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002730	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002740	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002750	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002760	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002770	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002780	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002790	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002800	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002810	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002820	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002830	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002840	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002850	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002860	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002870	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002880	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002890	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002900	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002910	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002920	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002930	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002940	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002950	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002960	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002970	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002980	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002990	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-003000	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
Total Gross Direct			1036	\$46,540,296.53	\$3,381,102.18	\$3,635,593.74

Unplatted Property	Owner	Acres	Par Per Undeveloped Acre	Total Par Allocated	Net Annual Assessment Allocation	Gross Annual Assessment Allocation
272710730000010901	GLK REAL ESTATE LLC	5.70	\$179,120.78	\$1,021,651.18	\$74,221.85	\$79,808.44
272710730000010904	GLK REAL ESTATE LLC	0.54	\$179,120.78	\$97,029.73	\$7,049.10	\$7,579.68
272710730000011202	GLK REAL ESTATE LLC	7.62	\$179,120.78	\$1,364,022.64	\$99,094.77	\$106,553.51
272710730000022200	CASSIDY PROPERTY INVESTMENTS LLC	4.95	\$179,120.78	\$886,880.71	\$64,430.92	\$69,280.56
272710730000022700	JMBI REAL ESTATE LLC	9.90	\$179,120.78	\$1,772,901.64	\$128,799.39	\$138,493.96
272715739500010011	GAMA INVESTORS LLC	19.13	\$179,120.78	\$3,426,759.61	\$248,950.38	\$267,688.58
272715739500010050	GAMA INVESTORS LLC	9.81	\$179,120.78	\$1,757,103.19	\$127,651.65	\$137,259.83
272715740000000010	CASSIDY PROPERTY INVESTMENTS LLC	24.58	\$179,120.78	\$4,402,018.51	\$319,801.88	\$343,872.99
272702713000040310	NORTHEAST POLK LAND INVESTMENTS LLC	9.68	\$179,120.78	\$1,734,498.15	\$126,009.41	\$135,493.99
272703713500020070	NORTHEAST POLK LAND INVESTMENTS LLC	9.66	\$179,120.78	\$1,730,306.72	\$125,704.91	\$135,166.57
272702713000040170	CASSIDY HOLDINGS LLC	9.69	\$179,120.78	\$1,735,895.29	\$126,110.91	\$135,603.13
272702713000040190	GAMA INVESTORS LLC	9.66	\$179,120.78	\$1,731,130.67	\$125,764.77	\$135,230.94
272702713000040210	CASSIDY HOLDINGS LLC	9.63	\$179,120.78	\$1,725,076.39	\$125,324.93	\$134,757.99
272702713000040230	CASSIDY HOLDINGS LLC	9.45	\$179,120.78	\$1,692,816.74	\$122,981.30	\$132,237.96
272702713000040251	CASSIDY HOLDINGS LLC	4.71	\$179,120.78	\$844,249.96	\$61,333.85	\$65,950.37
272702713000040260	CASSIDY HOLDINGS LLC	3.00	\$179,120.78	\$537,362.34	\$39,038.79	\$41,977.20
Total Unplatted		147.72		\$26,459,703.47	\$1,922,268.82	\$2,066,955.72

PARCEL ID	Owner	Lot Size	UNITS	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
Total Combined				\$73,000,000.00	\$5,303,371.00	\$5,702,549.46

SECTION B

SECTION 1

RESOLUTION 2024-02

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North Powerline Road Community Development District (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes*, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapters 170 and 197, *Florida Statutes*, for the acquisition, maintenance, construction, or reconstruction of assessable improvements authorized by Chapter 190, *Florida Statutes*; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be levied and collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments (the “Uniform Method”); and

WHEREAS, on September 5, 2023, the Board of County Commissioners of Polk County Florida adopted Ordinance No. 2023-055, correcting a scrivener’s error in the description of the District’s boundaries as to property identified as “Parcel 32” (the “Parcel 32 Property”) located within the area known as “Phase Three” of the development; and

WHEREAS, the Board has previously adopted Resolution 2023-16 declaring the intent to use the Uniform Method over Phase Three, inclusive of the Parcel 32 Property, for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, over certain lands within the District as described therein; and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing on the District’s intent to use the Uniform Method to be advertised weekly in a newspaper of general circulation within Polk County for four (4) consecutive weeks prior to such hearing; and

WHEREAS, the District has held a public hearing pursuant to Section 197.3632, *Florida Statutes*, where public and landowners were allowed to give testimony regarding the use of the Uniform Method; and

WHEREAS, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida*

Statutes, for special assessments, including benefit and maintenance assessments, over all the lands in the District as further described in **Exhibit A**.

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

SECTION 1. The North Powerline Road Community Development District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its need and intent to use the Uniform Method of collecting assessments imposed by the District over the lands described in **Exhibit A**, as provided in Chapters 170 and 190, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Polk County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

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

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 7th day of November, 2023.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Legal Description

EXHIBIT A - Legal Description

A parcel of land being a portion of Tracts 19, 29 through 31, and all of Tracts 20 through 28, inclusive, of the FLORIDA DEVELOPMENT CO. TRACT, according to the plat or map thereof as recorded in Plat Book 3, Pages 60 through 63 of the Public Records of Polk County, Florida; Together with Lots 82, 83, and Tract F-1 of BELLA VITA PHASE 1B-2 AND 2, according to the plat thereof as recorded in Plat Book 188, Pages 8 through 17 of said Public Records, all lying in the Northwest 1/4 of Section 2, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 2, run thence along the Westerly boundary of said Northwest 1/4 of Section 2 and Northeasterly boundary of said BELLA VITA PHASE 1B-2 AND 2, S.00°13'11"E., a distance of 1313.95 feet to the Northwest corner of the Southwest 1/4 of said Northwest 1/4; thence continue along said Northeasterly boundary of BELLA VITA PHASE 1B-2 AND 2 the following two (2) courses: 1) S.00°12'52"E., a distance of 15.00 feet; 2) N.89°43'43"E., a distance of 986.81 feet to an Easterly corner of Tract C-1 of said BELLA VITA PHASE 1B-2 AND 2, also being the northwest corner of said Tract 20 of FLORIDA DEVELOPMENT CO. TRACT, for a **POINT OF BEGINNING**; thence along the North boundary of said Tracts 20 through 24, N.89°43'43"E., a distance of 1629.77 feet to the East boundary of said Tract 24; thence along the East boundary of said Tracts 24 and 25, S.00°37'24"E., a distance of 1281.12 feet to the South boundary of said Tract 25; thence along the South boundary of said Tracts 25 through 28 and a portion of Tract 29, S.89°39'34"W., a distance of 1380.59 feet to a line 750.00 feet East of and parallel with the West line of the East 1/2 of said Tract 31; thence along said parallel line, N.00°17'30"W., a distance of 200.00 feet to a line 200.00 feet North of and parallel with the South boundary of said Tracts 29 through 31; thence along said parallel line, S.89°39'34"W., a distance of 750.00 feet to aforesaid West line of the East 1/2 of Tract 31, also being aforesaid Easterly boundary of BELLA VITA PHASE 1B-2 AND 2; thence along said Easterly boundary, N.00°17'30"W., a distance of 380.93 feet to the Southerly boundary of said Tract F-1; thence along the Southerly and Northwesterly boundary of said Tract F-1 the following four (4) courses: 1) S.89°46'46"W., a distance of 15.73 feet to the Southeast corner of Lot 183; 2) N.00°13'14"W., a distance of 115.00 feet to the Southwest corner of Lot 143; 3) N.89°46'46"E., a distance of 160.00 feet to the Southeast corner of Lot 140; 4) N.00°13'14"W., a distance of 115.00 feet to the Southerly Right-of-Way of Berry Lane, according to said BELLA VITA PHASE 1B-2 AND 2; thence along said Southerly Right-of-Way the following three (3) courses: 1) N.89°46'46"E., a distance of 146.23 feet; 2) Northeasterly, 125.66 feet along the arc of a tangent curve to the left having a radius of 80.00 feet and a central angle of 90°00'00" (chord bearing N.44°46'46"E., 113.14 feet); 3) N.00°13'14"W., a distance of 7.87 feet to the Southwest corner of Lot 81 of said BELLA VITA PHASE 1B-2 AND 2; thence along the South boundary of said Lot 81, N.89°46'46"E., a distance of 123.02 feet to aforesaid Easterly boundary of BELLA VITA PHASE 1B-2 AND 2; thence along said Easterly boundary, N.00°22'09"W., a distance of 385.30 feet to the **POINT OF BEGINNING**.

Containing 53.750 acres, more or less.

SECTION V

REBATE REPORT

\$11,000,000

North Powerline Road Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2022

Dated: June 9, 2022

Delivered: June 9, 2022

Rebate Report to the Computation Date

June 9, 2025

Reflecting Activity To

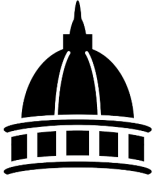
May 31, 2023



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

October 9, 2023

North Powerline Road Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$11,000,000 North Powerline Road Community Development District (Polk County, Florida),
Special Assessment Bonds, Series 2022

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the North Powerline Road Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebateable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebateable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebateable Arbitrage.

We have scheduled our next Report as of May 31, 2024. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 9, 2025 Computation Date
Reflecting Activity from June 9, 2022 through May 31, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Phase-3 Acquisition & Construction Account	1.895483%	34,591.75	(77,443.70)
Phase-4 Acquisition & Construction Account	1.596178%	22,252.24	(64,128.14)
Reserve Account	3.030761%	22,415.88	(21,297.82)
Interest Account	1.689054%	1,591.70	(4,229.54)
Costs of Issuance Account	1.299203%	11.43	(43.31)
Totals	1.993642%	\$80,863.00	\$(167,142.51)
Bond Yield	5.588202%		

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from June 9, 2022, the date of the closing, to May 31, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 9, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between June 9, 2022 and May 31, 2023, the District made periodic payments into the Interest, Sinking and Prepayment Accounts (collectively, the "Debt Service Fund") that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is June 9, 2025.

DEFINITIONS

7. Computation Date

June 9, 2025.

8. Computation Period

The period beginning on June 9, 2022, the date of the closing, and ending on May 31, 2023.

9. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

10. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

11. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

12. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

13. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Accounts	Account Number
Revenue	276880000
Interest	276880001
Sinking	276880002
Reserve	276880003
Prepayment	276880004
Phase-3 Acquisition & Construction	276880005
Phase-4 Acquisition & Construction	276880006
Costs of Issuance Account	276880007

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of May 31, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 9, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 9, 2025, is the Rebateable Arbitrage.

\$11,000,000
North Powerline Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2022
Delivered: June 9, 2022

Sources of Funds

Par Amount	\$11,000,000.00
Total	\$11,000,000.00

Uses of Funds

Phase-3 Acquisition & Construction Account	\$ 4,368,386.72
Phase-4 Acquisition & Construction Account	5,198,673.43
Reserve Account	758,587.50
Interest Account	239,565.83
Costs of Issuance Account	214,786.52
Underwriter's Discount	220,000.00
Total	\$11,000,000.00

PROOF OF ARBITRAGE YIELD

\$11,000,000
 North Powerline Road Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2022

Date	Debt Service	Present Value to 06/09/2022 @ 5.5882022133%
11/01/2022	239,565.83	234,413.87
05/01/2023	453,675.00	431,852.14
11/01/2023	300,112.50	277,911.25
05/01/2024	460,112.50	414,493.65
11/01/2024	296,312.50	259,678.28
05/01/2025	466,312.50	397,552.53
11/01/2025	292,275.00	242,404.64
05/01/2026	467,275.00	377,010.65
11/01/2026	288,118.75	226,143.65
05/01/2027	473,118.75	361,255.82
11/01/2027	283,725.00	210,753.16
05/01/2028	478,725.00	345,934.92
11/01/2028	278,606.25	195,853.33
05/01/2029	483,606.25	330,722.56
11/01/2029	273,225.00	181,770.82
05/01/2030	488,225.00	315,977.05
11/01/2030	267,581.25	168,470.17
05/01/2031	492,581.25	301,701.19
11/01/2031	261,675.00	155,916.90
05/01/2032	501,675.00	290,793.85
11/01/2032	255,375.00	144,003.46
05/01/2033	510,375.00	279,972.75
11/01/2033	248,203.13	132,454.11
05/01/2034	513,203.13	266,427.64
11/01/2034	240,750.00	121,587.26
05/01/2035	525,750.00	258,305.04
11/01/2035	232,734.38	111,236.15
05/01/2036	532,734.38	247,701.10
11/01/2036	224,296.88	101,454.72
05/01/2037	539,296.88	237,306.01
11/01/2037	215,437.50	92,221.87
05/01/2038	550,437.50	229,219.97
11/01/2038	206,015.63	83,459.62
05/01/2039	561,015.63	221,097.08
11/01/2039	196,031.25	75,156.26
05/01/2040	571,031.25	212,976.43
11/01/2040	185,484.38	67,299.34
05/01/2041	580,484.38	204,892.38
11/01/2041	174,375.00	59,875.80
05/01/2042	594,375.00	198,545.22
11/01/2042	162,562.50	52,826.41
05/01/2043	607,562.50	192,067.32
11/01/2043	150,046.88	46,144.64
05/01/2044	620,046.88	185,502.88
11/01/2044	136,828.13	39,822.94
05/01/2045	631,828.13	178,891.08
11/01/2045	122,906.25	33,852.87
05/01/2046	647,906.25	173,606.31
11/01/2046	108,140.63	28,188.64
05/01/2047	663,140.63	168,159.96
11/01/2047	92,531.25	22,826.39
05/01/2048	677,531.25	162,596.02
11/01/2048	76,078.13	17,761.20
05/01/2049	696,078.13	158,089.19
11/01/2049	58,640.63	12,956.11
05/01/2050	713,640.63	153,386.58

PROOF OF ARBITRAGE YIELD

\$11,000,000
 North Powerline Road Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2022

Date	Debt Service	Present Value to 06/09/2022 @ 5.5882022133%
11/01/2050	40,218.75	8,409.46
05/01/2051	735,218.75	149,550.54
11/01/2051	20,671.88	4,090.56
05/01/2052	755,671.88	145,468.28
	22,921,159.69	11,000,000.00

Proceeds Summary

Delivery date	06/09/2022
Par Value	11,000,000.00
Target for yield calculation	11,000,000.00

BOND DEBT SERVICE
 \$11,000,000
 North Powerline Road Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/09/2022					
11/01/2022					
05/01/2023	150,000	4.750%	239,565.83	239,565.83	693,240.83
11/01/2023			300,112.50	300,112.50	
05/01/2024	160,000	4.750%	300,112.50	460,112.50	760,225.00
11/01/2024			296,312.50	296,312.50	
05/01/2025	170,000	4.750%	296,312.50	466,312.50	762,625.00
11/01/2025			292,275.00	292,275.00	
05/01/2026	175,000	4.750%	292,275.00	467,275.00	759,550.00
11/01/2026			288,118.75	288,118.75	
05/01/2027	185,000	4.750%	288,118.75	473,118.75	761,237.50
11/01/2027			283,725.00	283,725.00	
05/01/2028	195,000	5.250%	283,725.00	478,725.00	762,450.00
11/01/2028			278,606.25	278,606.25	
05/01/2029	205,000	5.250%	278,606.25	483,606.25	762,212.50
11/01/2029			273,225.00	273,225.00	
05/01/2030	215,000	5.250%	273,225.00	488,225.00	761,450.00
11/01/2030			267,581.25	267,581.25	
05/01/2031	225,000	5.250%	267,581.25	492,581.25	760,162.50
11/01/2031			261,675.00	261,675.00	
05/01/2032	240,000	5.250%	261,675.00	501,675.00	763,350.00
11/01/2032			255,375.00	255,375.00	
05/01/2033	255,000	5.625%	255,375.00	510,375.00	765,750.00
11/01/2033			248,203.13	248,203.13	
05/01/2034	265,000	5.625%	248,203.13	513,203.13	761,406.26
11/01/2034			240,750.00	240,750.00	
05/01/2035	285,000	5.625%	240,750.00	525,750.00	766,500.00
11/01/2035			232,734.38	232,734.38	
05/01/2036	300,000	5.625%	232,734.38	532,734.38	765,468.76
11/01/2036			224,296.88	224,296.88	
05/01/2037	315,000	5.625%	224,296.88	539,296.88	763,593.76
11/01/2037			215,437.50	215,437.50	
05/01/2038	335,000	5.625%	215,437.50	550,437.50	765,875.00
11/01/2038			206,015.63	206,015.63	
05/01/2039	355,000	5.625%	206,015.63	561,015.63	767,031.26
11/01/2039			196,031.25	196,031.25	
05/01/2040	375,000	5.625%	196,031.25	571,031.25	767,062.50
11/01/2040			185,484.38	185,484.38	
05/01/2041	395,000	5.625%	185,484.38	580,484.38	765,968.76
11/01/2041			174,375.00	174,375.00	
05/01/2042	420,000	5.625%	174,375.00	594,375.00	768,750.00
11/01/2042			162,562.50	162,562.50	
05/01/2043	445,000	5.625%	162,562.50	607,562.50	770,125.00
11/01/2043			150,046.88	150,046.88	
05/01/2044	470,000	5.625%	150,046.88	620,046.88	770,093.76
11/01/2044			136,828.13	136,828.13	
05/01/2045	495,000	5.625%	136,828.13	631,828.13	768,656.26
11/01/2045			122,906.25	122,906.25	
05/01/2046	525,000	5.625%	122,906.25	647,906.25	770,812.50
11/01/2046			108,140.63	108,140.63	
05/01/2047	555,000	5.625%	108,140.63	663,140.63	771,281.26
11/01/2047			92,531.25	92,531.25	
05/01/2048	585,000	5.625%	92,531.25	677,531.25	770,062.50
11/01/2048			76,078.13	76,078.13	
05/01/2049	620,000	5.625%	76,078.13	696,078.13	772,156.26
11/01/2049			58,640.63	58,640.63	
05/01/2050	655,000	5.625%	58,640.63	713,640.63	772,281.26

BOND DEBT SERVICE

\$11,000,000
 North Powerline Road Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2050			40,218.75	40,218.75	
05/01/2051	695,000	5.625%	40,218.75	735,218.75	775,437.50
11/01/2051			20,671.88	20,671.88	
05/01/2052	735,000	5.625%	20,671.88	755,671.88	776,343.76
	11,000,000		11,921,159.69	22,921,159.69	22,921,159.69

\$11,000,000
North Powerline Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2022
Phase-3 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.588202%)
06/09/22	Beg Bal	-4,368,386.72	-5,153,831.76
06/22/22		30,428.40	35,828.11
06/22/22		2,037.00	2,398.48
06/22/22		41.60	48.98
06/29/22		49,529.92	58,256.85
06/29/22		109.50	128.79
06/29/22		664.31	781.36
07/26/22		3,750.00	4,392.54
08/10/22		68,193.75	79,707.25
08/10/22		2,921.98	3,415.31
08/17/22		3,750.00	4,378.44
08/23/22		30,661.51	35,766.99
08/23/22		160,605.20	187,347.76
08/24/22		13,575.00	15,832.96
09/02/22		3,750.00	4,368.39
09/02/22		14.09	16.41
09/13/22		210,000.00	244,218.41
09/15/22		6,000.00	6,975.53
09/15/22		3,750.00	4,359.71
09/27/22		8,445.89	9,801.07
09/27/22		76,098.05	88,308.35
09/27/22		985.50	1,143.63
09/27/22		265,480.77	308,078.44
10/06/22		2,400.00	2,781.26
10/06/22		3,750.00	4,345.71
10/06/22		5,670.74	6,571.58
10/24/22		3,620.25	4,183.81
10/24/22		70,377.00	81,332.43
10/24/22		3,610.00	4,171.96
10/24/22		655.50	757.54
10/24/22		665,268.27	768,829.12
10/25/22		3,750.00	4,333.09
11/18/22		54,213.00	62,422.43
11/18/22		495,343.96	570,353.52
11/18/22		67,540.50	77,768.11
11/18/22		764,735.90	880,539.28
11/21/22		9,572.71	11,017.24
11/21/22		3,750.00	4,315.88
11/21/22		175.50	201.98
12/06/22		1,417.50	1,627.66
12/09/22		7,500.00	8,608.00
12/14/22		21,142.60	24,247.50
12/14/22		78,151.00	89,627.87
12/14/22		168,549.32	193,301.63
12/14/22		92,238.15	105,783.78
12/14/22		825.00	946.16
12/14/22		3,750.00	4,300.71
12/14/22		615,089.83	705,418.85

\$11,000,000
North Powerline Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2022
Phase-3 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.588202%)
12/23/22		3,750.00	4,294.78
01/20/23		101,675.00	115,965.57
01/20/23		13,221.80	15,080.14
01/20/23		7,500.00	8,554.14
01/25/23		25,260.19	28,788.50
02/17/23		2,691.00	3,056.56
02/17/23		51,340.48	58,314.91
02/17/23		96,957.01	110,128.28
02/17/23		3,750.00	4,259.42
03/03/23		3,750.00	4,249.00
03/15/23		3,750.00	4,241.20
03/28/23		350.00	395.06
03/28/23		2,285.63	2,579.88
05/31/23	MMkt Bal	2,797.79	3,128.14
05/31/23	MMkt Acc	10.37	11.59

06/09/25	TOTALS:	34,591.75	-77,443.70

ISSUE DATE:	06/09/22	REBATABLE ARBITRAGE:	-77,443.70
COMP DATE:	06/09/25	NET INCOME:	34,591.75
BOND YIELD:	5.588202%	TAX INV YIELD:	1.895483%

\$11,000,000
North Powerline Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2022
Phase-4 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.588202%)
06/09/22	Beg Bal	-5,198,673.43	-6,133,405.75
06/22/22		11,250.00	13,246.38
06/22/22		3,750.00	4,415.46
06/22/22		44,283.79	52,142.23
06/22/22		1,356.00	1,596.63
06/22/22		164.00	193.10
06/22/22		45,411.00	53,469.47
06/28/22		433,263.89	509,680.88
06/29/22		8,027.07	9,441.40
06/29/22		109.50	128.79
06/29/22		1,289.53	1,516.74
06/29/22		25.35	29.82
07/12/22		3,750.00	4,401.96
07/12/22		14,168.00	16,631.20
07/12/22		118,403.00	138,988.13
07/12/22		382,859.93	449,422.60
07/26/22		7,500.00	8,785.07
08/03/22		16,900.00	19,774.50
08/03/22		247,288.80	289,349.77
08/10/22		17,333.67	20,260.20
08/10/22		20,134.81	23,534.27
08/10/22		133,311.50	155,819.17
08/10/22		107.50	125.65
08/10/22		470,399.10	549,819.01
08/17/22		3,750.00	4,378.44
08/23/22		14,193.15	16,556.47
09/02/22		3,750.00	4,368.39
09/02/22		26,803.05	31,223.01
09/02/22		36,885.60	42,968.22
09/02/22		928,852.14	1,082,024.46
09/13/22		31,769.00	36,945.59
09/15/22		3,750.00	4,359.71
09/27/22		52,293.36	60,684.08
10/11/22		3,750.00	4,342.39
10/12/22		44,353.28	51,351.91
10/12/22		11,316.76	13,102.46
10/12/22		109.50	126.78
10/12/22		624,512.28	723,055.90
10/25/22		3,750.00	4,333.09
11/02/22		322,256.39	371,965.48
11/17/22		36,256.25	41,752.90
11/17/22		3,750.00	4,318.52
11/17/22		724.00	833.76
12/06/22		903,651.14	1,037,626.93
12/09/22		7,500.00	8,608.00
12/09/22		96,092.75	110,288.84
12/14/22		24,073.27	27,608.55
12/14/22		33,530.21	38,454.29

\$11,000,000
North Powerline Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2022
Phase-4 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.588202%)
12/20/22		3,750.00	4,296.76
12/23/22		3,750.00	4,294.78
01/18/23		3,750.00	4,278.38
01/20/23		3,750.00	4,277.07
02/17/23		3,750.00	4,259.42
05/31/23	MMkt Bal	3,404.47	3,806.45
05/31/23	MMkt Acc	12.63	14.12

06/09/25	TOTALS:	22,252.24	-64,128.14

ISSUE DATE:	06/09/22	REBATABLE ARBITRAGE:	-64,128.14
COMP DATE:	06/09/25	NET INCOME:	22,252.24
BOND YIELD:	5.588202%	TAX INV YIELD:	1.596178%

\$11,000,000
North Powerline Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2022
Reserve Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.588202%)
06/09/22	Beg Bal	-758,587.50	-894,983.11
07/05/22		353.31	415.18
08/02/22		710.76	831.78
09/02/22		1,090.16	1,269.93
10/04/22		1,237.55	1,434.58
11/02/22		1,648.35	1,902.61
12/02/22		2,029.66	2,332.01
12/02/22		0.94	1.08
01/04/23		2,310.90	2,642.16
02/02/23		2,453.01	2,792.65
03/02/23		2,347.37	2,660.14
04/04/23		2,675.04	3,016.65
05/02/23		2,733.85	3,069.78
05/31/23	MMkt Bal	758,587.50	848,158.20
05/31/23	MMkt Acc	2,824.98	3,158.54

06/09/25	TOTALS:	22,415.88	-21,297.82

ISSUE DATE: 06/09/22 REBATABLE ARBITRAGE: -21,297.82
COMP DATE: 06/09/25 NET INCOME: 22,415.88
BOND YIELD: 5.588202% TAX INV YIELD: 3.030761%

\$11,000,000
 North Powerline Road Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2022
 Interest Account

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.588202%)
06/09/22	Beg Bal	-239,565.83	-282,640.27
07/05/22		111.58	131.12
08/02/22		224.46	262.68
09/02/22		344.28	401.05
10/04/22		390.82	453.04
11/01/22		239,565.83	276,561.97
11/02/22		520.56	600.86

06/09/25	TOTALS:	1,591.70	-4,229.54

ISSUE DATE:	06/09/22	REBATABLE ARBITRAGE:	-4,229.54
COMP DATE:	06/09/25	NET INCOME:	1,591.70
BOND YIELD:	5.588202%	TAX INV YIELD:	1.689054%

\$11,000,000
 North Powerline Road Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2022
 Costs of Issuance Account

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.588202%)
06/09/22	Beg Bal	-214,786.52	-253,405.58
06/09/22		213,026.98	251,329.67
12/09/22		1,770.97	2,032.60

06/09/25	TOTALS:	11.43	-43.31

ISSUE DATE:	06/09/22	REBATABL ARBITRAGE:	-43.31
COMP DATE:	06/09/25	NET INCOME:	11.43
BOND YIELD:	5.588202%	TAX INV YIELD:	1.299203%

SECTION VI

**TRI-PARTY LICENSE AGREEMENT BETWEEN
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT, D. R.
HORTON, INC., AND TAYLOR MORRISON OF FLORIDA, INC.,
REGARDING THE INSTALLATION OF SIGNS ON DISTRICT PROPERTY**

THIS LICENSE AGREEMENT (“Agreement”) is made and entered into this 4th day of October, 2023, by and between:

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, FL 32092 (the “District”); and

D. R. HORTON, INC., a Delaware limited liability company, with an address of 1341 Horton Circle, Arlington, TX 76011 (“D.R. Horton”); and

TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation, with a principal address of 4900 North Scottsdale Road, Suite 2000, Scottsdale, AZ 85251 (“Taylor Morrison,” and together with D.R. Horton, the “Licensees”)

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the Licensees have asked the District for a license to install and maintain certain temporary marketing signs on District property; and

WHEREAS, the District agrees to grant the Licensees a non-exclusive license for access and use of property within the District for the purpose of installing and maintaining the signs located on the District property, at the locations set forth herein in **Exhibit A**, attached hereto and incorporated hereby this References (the “Property”); and

WHEREAS, the District and the Licensees desire to set forth the terms of their mutual agreement regarding the access and use of the Property.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and the Licensees agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

2. GRANT OF LICENSE. The District hereby grants to the Licensees a non-exclusive license to install and maintain the signs identified in **Exhibit A**. Such installation and signage shall be installed in full compliance with this Agreement and applicable laws, regulations and codes, including but not limited to County and FDOT line of site requirements and advertising requirements. The content of the signs shall be substantially as depicted in **Exhibit A** in size and appearance.

3. CONDITIONS ON THE LICENSE. The License granted in Paragraph 2, above, is subject to the following terms and conditions:

A. The Licensees' access to and use of District property for the purposes contemplated by this Agreement is limited to the scope of the License granted herein and solely on the Property set forth herein.

B. The Licensees shall be fully responsible for the installation of the signs and any maintenance, damage, removal, or other incidentals associated with the installation, maintenance, ongoing use, and removal of the signs. Licensees shall be responsible for repairing any damage to the Property caused by the exercise of rights granted under this Agreement.

C. The District may terminate this License at any time, in its absolute and sole discretion and Licensees shall be entitled to no remuneration.

D. The Licensees shall remove all respective temporary signage from the Property upon the completion of their residential construction in the Horse Creek subdivision.

E. All rights, obligations, and liabilities of the Licensees set forth herein shall be joint and several.

4. ACCESS. The District hereby grants the Licensees and their contractors, agenda, and assigns the limited right to access the Property for the purposes described in this Agreement. The Licensees shall use all due care to accomplish the installation, maintenance, and removal of the signs without damage to the property of the District, including the Property, and its residents and landowners, or any District improvements. The Licensees shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the Licensees' use of the Property under this Agreement, including any damage caused by the installation, maintenance, or removal of the signs. The Licensees shall be responsible for returning the Property to its original or better condition upon removal of the signs. Any such repairs shall be at the Licensees' sole expense. The provisions of this Paragraph 4 shall survive termination of this Agreement.

5. EFFECTIVE DATE; TERM. This Agreement shall become effective on the date first written above and shall continue in full force and effect until revoked or terminated in accordance with Paragraph 6 below.

6. REVOCATION, SUSPENSION AND TERMINATION. The District and the Licensees acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide written notice to the Licensees of the suspension or revocation. The Licensees shall remove the sign, at its sole cost, within ten (10) days of the effective date of the suspension or revocation, unless otherwise agreed to in writing by the District. The Licensees may terminate this Agreement upon written notice to the District. The Licensees shall not be entitled to any compensation, off sets, incidental costs or any other payment under this Agreement whatsoever. The provisions of Paragraphs 4 and 9 shall survive any revocation, suspension or termination of this Agreement.

7. INSURANCE. The Licensees shall, at their own expense, maintain insurance during the term of this Agreement, with limits of liability not less than the following: General Liability Bodily Injury (including contractual) \$1,000,000/\$2,000,000; and General Liability Property Damage (including contractual) \$1,000,000/\$2,000,000. The District and its supervisors, officers, staff, employees, representatives and agents shall be named as an additional insured. The Licensees shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

8. COMPLIANCE WITH LAWS, RULES AND POLICIES. The Licensees shall comply at all times with relevant statutes, ordinances, codes, and regulations applicable to the purposes contemplated by this Agreement and shall, upon request of the District, provide proof of such compliance.

9. INDEMNIFICATION.

A. Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. The Licensees, jointly and severally, will defend, indemnify, save and hold the District and its supervisors, officers, staff, employees, representatives, and agents ("District Indemnitees") harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations arising from the acts or omissions of the Licensees, or their members, managers, agents, subcontractors or assigns in connection with the purposes of this Agreement.

C. For purposes of this section, "acts or omissions" on the part of the Licensees and their respective members, managers, agents, assigns or subcontractors, includes, but is not limited to:

- i. Installation of the signs in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency having jurisdiction, unless such permit, license, certification, consent, or other approval is first obtained;
- ii. Any claims of false advertisement, copyright infringement, trademark, or patent violations; and
- iii. Any claims resulting from personal injury and property damage.

D. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Paragraph 9 shall survive the termination of this Agreement.

10. SOVEREIGN IMMUNITY. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensees all fees and costs incurred, including reasonable attorneys' fees and costs.

12. DEFAULT. In the event Licensees shall fail to perform any covenant, term, or provision of this Agreement, then the District shall have the right to immediately terminate this Agreement and Licensees shall remove any signage from District Property and repair the District Property to the same or better condition.

13. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Polk County, Florida.

14. ENTIRE AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all parties hereto.

15. ASSIGNMENT. Neither the District nor the Licensees may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

15. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the Licensees shall act as an independent contractor. Neither the Licensees nor any individual employed by the Licensees in connection with the use of the Property are employees of the District under the meaning or application of any federal or state laws. The Licensees agree to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees in the use of the Property. The Licensees shall have no authority to assume or create any obligation, express or implied, on behalf of the District and the Licensees shall have no authority to represent the District as agent, employee or in any other capacity.

16. NOTICES. All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

A. If to the District: North Powerline Road Community
Development District
219 E. Livingston St.
Orlando, FL 32801
Attn: District Manager

With a copy to: Kilinski | Van Wyk, PLLC
517 E. College Avenue
Tallahassee, FL 32301
Attn: District Counsel

B. If to the Licensees: D. R. Horton, Inc.
1341 Horton Circle
Arlington, TX 76011
Attn: Bradley Kingsley

And

Taylor Morrison of Florida, Inc.
4900 North Scottsdale Road, Suite 2000,
Scottsdale, AZ 85251
Attn: Heather Issacs

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensees may deliver Notice on behalf of the District and the Licensees. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to

which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

17. PUBLIC RECORDS. The Licensees acknowledge and agree that all documents of any kind relating to this Agreement may be public records and shall be treated as such in accordance with Florida law.

18. ARM'S LENGTH NEGOTIATION. This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

19. THIRD PARTY BENEFICIARIES; INTERFERENCE BY THIRD PARTIES.

A. This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended nor shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

B. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this Agreement.

21. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

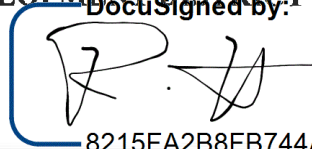
22. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

23. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[Remainder of Page Left Blank, Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement to be effective on the day and year first written above.

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:


By: 8215FA2B8FB744A...
Print: Warren K. "Rennie" Heath
Its: Chairman

D. R. HORTON, INC.



By: _____
Print: Tim Hultgren
Its: _____

TAYLOR MORRISON OF FLORIDA, INC.

By: _____
Print: Heather Issacs
Its: _____

Exhibit A: Permitted Signs and Locations

IN WITNESS WHEREOF, the parties hereto have signed this Agreement to be effective on the day and year first written above.

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

By: _____
Print: Warren K. "Rennie" Heath
Its: Chairman

D. R. HORTON, INC.

By: _____
Print: Tim Hultgren
Its: _____

TAYLOR MORRISON OF FLORIDA, INC.

By: Heather Issacs
Print: Heather Issacs
Its: Vice President

Exhibit A: Permitted Signs and Locations

Exhibit A Permitted Signs and Locations



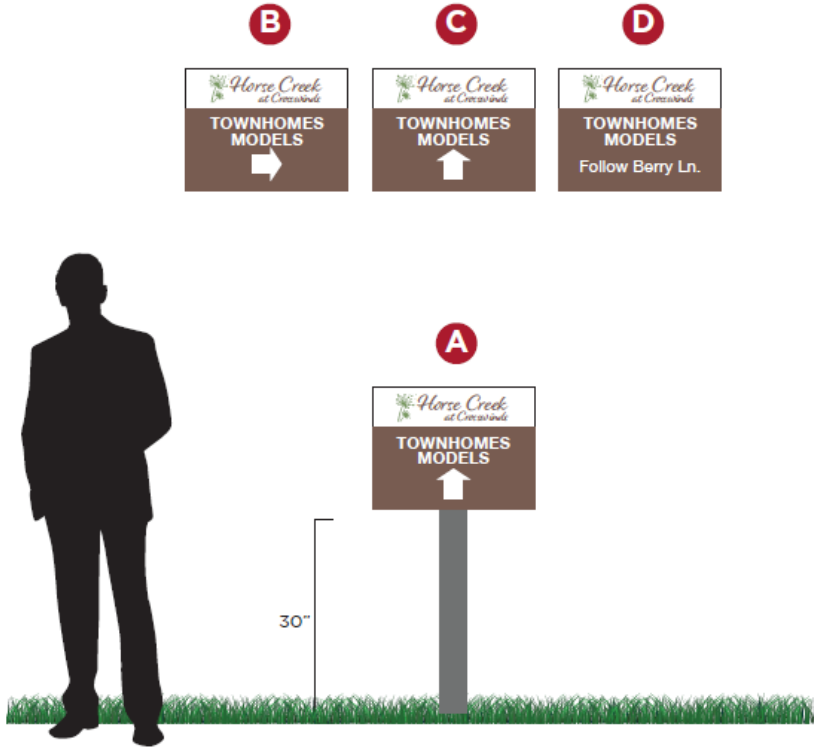
wo.360634 v.09.15.23 Taylor Morrison - Horse Creek Install Map



D. UNER
J. FONSECA

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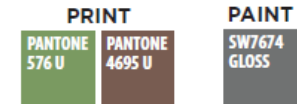
10



S/S Directional Signs

Qty: 4 (1 of each)
24"x18"
Direct Print w/Gloss Lam
on 3MM Dibond

(1) 4"x4" - 6' Wooden Post
Painted 1 Color



Directionals Signs

wo.360634 v.09.15.23

Taylor Morrison - Horse Creek



D. UNER
J. FONSECA

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11



E

VShape Now Selling Sign

Qty: 1 (2 Faces)

48"x96"

Direct Print w/Gloss Lam
on 3MM Dibond

(3) 4"x4" - 12" Wooden Posts
and Subframe,
Painted 1 Color

PRINT		PRINT		PAINT	
PANTONE 281C	PANTONE YELLOW C	PANTONE 425 C	PANTONE 200 C	PANTONE 424 C	SW7674 GLOSS

wo.360634 v.09.15.23

Taylor Morrison - Horse Creek

V-Shape 4'x8'



D.UNER
J. FONSECA

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SECTION VII

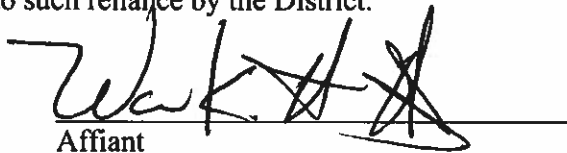
PREPARED BY AND RETURN TO:
Lauren Gentry
Kilinski | Van Wyk PLLC
P.O. Box 6386
Tallahassee, Florida 32314

**LIMITED LIABILITY COMPANY
AFFIDAVIT FOR DEED**

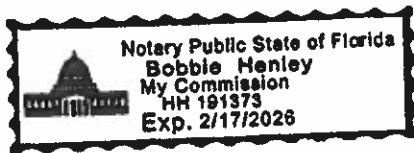
STATE OF FLORIDA
COUNTY OF POLK

I, Warren "Rennie" K. Heath, II ("Affiant"), on being duly sworn, state:

1. I am the Manager of JMBI REAL ESTATE, LLC, a Florida limited liability company, (the "Company").
2. The management of the Company is vested in Affiant.
3. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor in a bankruptcy proceeding.
4. On behalf of the Company, I am authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached **Exhibit A** (the "Property") or any interests therein.
5. On behalf of the Company, I am authorized to execute, acknowledge and deliver instruments of any kind that are necessary, convenient or incidental to the transfer of any interest in real property owned or controlled by the Company.
6. On behalf of the Company, I acknowledge this affidavit may be relied upon by the North Powerline Road Community Development District (the "District") for the purpose of acquiring the Property and specifically consent to such reliance by the District.


Affiant

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization this 19th day of September 2023 by Warren K. "Rennie" Heath, II, on behalf of JMBI REAL ESTATE, LLC.



[notary seal]

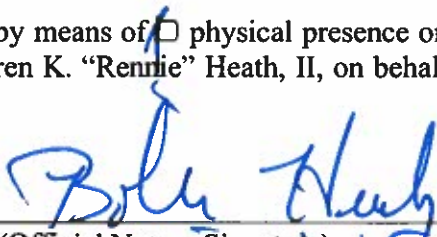

(Official Notary Signature)
Name: Bobbie Henley
Personally Known
OR Produced Identification
Type of Identification _____

Exhibit A
LEGAL DESCRIPTION

The road and right-of-way described as BERRY LANE, of the plat titled “Bella Vita Phase 1B-2 and 2, as recorded in Plat Book 188, Pages 8-17, inclusive, of the Public Records of Polk County, Florida.

PREPARED BY AND RETURN TO:

Lauren M. Gentry, Esquire
Kilinski | van Wyk PLLC
P.O. Box 6386
Tallahassee, Florida 323314

Parcel No. 272703721523002780

QUITCLAIM DEED

THIS QUITCLAIM DEED is executed as of this 19th day of September, 2023, by **JMBI REAL ESTATE, LLC**, a Florida limited liability company, with a mailing address of 346 E. Central Avenue, Winter Haven, Florida 33880 (hereinafter called the “grantor”), in favor of **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the “grantee”).

[Wherever used herein, the terms “grantor” and “grantee” shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

WITNESSETH:

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, quit-claims, conveys and confirms unto the grantee, all of the right, title, interest, claim and demand which the grantor has, if any, in and to the following described lot, piece or parcel of land, situate in Polk County, Florida, further described as:

The road and right-of-way described as BERRY LANE, of the plat titled “Bella Vita Phase 1B-2 and 2,” as recorded in Plat Book 188, Pages 8-17, inclusive, of the Public Records of Polk County, Florida.

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

Grantor represents that grantor has complied with the requirements of Section 196.295, *Florida Statutes*.

[Signatures on following page]

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the day and year first written above.

GRANTOR:

Signed, sealed and delivered in the presence of:

JMBI REAL ESTATE, LLC
a Florida limited liability company

Lindsay Roden
Print Name: Lindsay Roden

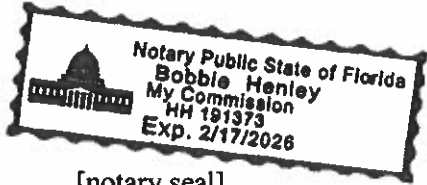
Warren "Rennie" K. Heath, II

By: Warren "Rennie" K. Heath, II
Its: Manager

Jackson Cassidy
Print Name: Jackson Cassidy

STATE OF FLORIDA
COUNTY OF Polk

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization this 19th day of September, 2023, by Warren "Rennie" K. Heath, II, on behalf of JMBI REAL ESTATE, LLC, a Florida limited liability company.



[notary seal]

Bobbie Henley
(Official Notary Signature)

Name: Bobbie Henley
Personally Known _____
OR Produced Identification _____
Type of Identification _____

ACCEPTANCE BY GRANTEE

By execution of this Quitclaim Deed, grantee does hereby accept this conveyance.

Dated this 19th day of September, 2023.

Signed, sealed and delivered
in the presence of:

**NORTH POWERLINE ROAD COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special-purpose government established under
Chapter 190 of the Florida Statutes

Witnesses:

Lindsey Boden
Name: Lindsey Boden

By: [Signature]
Lauren Schwenk, Vice Chairperson
Board of Supervisors

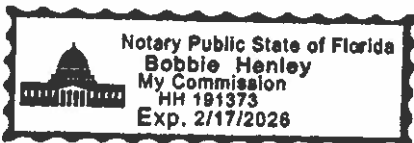
Jackson Cassidy
Name: Jackson Cassidy

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 19th day of September, 2023, by Lauren Schwenk as Vice Chairperson of the Board of Supervisors of the North Powerline Road Community Development District.

[Signature]
(Official Notary Signature)
Name: Bobbie Henley
Personally Known X
OR Produced Identification _____
Type of Identification _____

[notary seal]



SECTION VIII

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

This instrument was prepared by and
upon recording should be returned to:

Lauren M. Gentry, Esq.
Kilinski | Van Wyk
517 E. College Avenue
Tallahassee, Florida 32301

**AMENDED AND RESTATED NOTICE OF BOUNDARY AMENDMENT¹ OF THE
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on September 5, 2023, the Polk County Board of County Commissioners adopted Ordinance No. 2023-055, effective on September 5, 2023, correcting a scrivener's error in Ordinance No. 22-030, which amended Ordinance No. 22-001, as further amended, of the North Powerline Road Community Development District ("**District**"). The legal description of the lands encompassed within the District, after amendment, is attached hereto as **Exhibit A**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District's registered agent as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*.

THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

[CONTINUED ON NEXT PAGE]

¹ This amends, supplements and reinstates the *Notice of Boundary Amendment of the North Powerline Road Community Development District*, recorded in the Official Records on January 4, 2022, Book 12084, Pages 1812-1820, inclusive, of the Public Records of Polk County, Florida.

IN WITNESS WHEREOF, this Notice shall be effective as of the 31st day of October 2023, and shall be recorded in the Official Records of Polk County, Florida.

[Signature]
Warren K. (Rennie) Heath II, Chairperson of the Board of Supervisors of the District

Lindsey Roden
Witness

Lindsey Roden
Print Name

[Signature]
Witness

JOE D. BRADY
Print Name

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 31st day of October 2023, by Warren K. (Rennie) Heath II, as Chairperson of the Board of Supervisors of the North Powerline Road Community Development District, who is personally known to me, and who did or X did not take an oath.

[Signature]

Print Name: Bobbie Henley
Notary Public, State of Florida
Commission No.: HH 191373
My Commission Expires: 02/17/2026

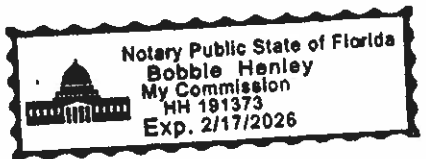


EXHIBIT A- LEGAL DESCRIPTION

PARCEL 1 (272634-000000-022030)

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

PARCEL 2 (272634-000000-022020)

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

PARCEL 3 (272635-000000-044010)

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

PARCEL 4 (272703-713500-010031)

PARCEL "A"

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

PARCEL "B"

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

PARCEL 5 (272703-000000-011000)

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

PARCEL 6 (272703-713500-010200)

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

PARCEL 7 (272703-713500-010294)

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

PARCEL 8 (272703-713500-010282)

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

PARCEL 9 (272703-713500-010220)

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

PARCEL 10 (272703-713500-010231)

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

PARCEL 11 (272702-713000-030172)

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

PARCEL 12 (272634-000000-024120)

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

PARCEL 13: (272702-713000-040170)

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

PARCEL 14: (272702-713000-040310)

TRACTS 31 AND 32 IN THE SW 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT

THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL 15: (272703-713500-020070)

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

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

PARCEL 1:

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

LESS AND EXCEPT THE FOLLOWING FIVE DESCRIBED LANDS:

(1) BEGINNING AT A POINT 411.63 FEET NORTH AND 30 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST; THENCE WEST 61.25 FEET, THENCE SOUTH 190.82 FEET, THENCE EAST 61.15 FEET, THENCE NORTH 190.81 FEET TO THE POINT OF BEGINNING; ABOVE DESCRIBED PARCEL BEING A PART OF LOT "M" OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION.

(2) BEGINNING AT A POINT IN THE CENTERLINE OF A CONCRETE DRIVEWAY AT ITS INTERSECTION WITH THE SOUTH LINE OF LOT "M" IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGES 60 ET SEQ., 577.92 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT "M" AND RUN THENCE NORTHERLY WITH THE CENTERLINE OF SAID CONCRETE DRIVEWAY 125 FEET, THENCE WEST TO THE WEST LINE OF SAID LOT "M", THENCE SOUTH ALONG THE WEST LINE OF SAID LOT "M" TO THE SOUTH LINE OF LOT "M", THENCE EAST TO THE POINT OF BEGINNING.

(3) BEGINNING AT A POINT IN THE CENTERLINE OF A CONCRETE DRIVEWAY AT ITS INTERSECTION WITH THE SOUTH LINE OF LOT "M" IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, 577.92 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT "M", THENCE NORTHERLY WITH THE CENTERLINE OF SAID CONCRETE DRIVEWAY 125 FEET, THENCE EAST 75 FEET, THENCE SOUTH 125 FEET, THENCE WEST 78.5 FEET TO THE POINT OF BEGINNING.

(4) BEGINNING AT A POINT IN THE WEST LINE OF LOT "M" IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, WHERE AN IRON PIPE IS SET IN THE WEST LINE OF SAID LOT "M" APPROXIMATELY 225 FEET NORTH OF THE SOUTH LINE OF SAID LOT "M", RUN THENCE EAST 150 FEET, THENCE NORTH 50 FEET, THENCE WEST 150 FEET TO THE WEST LINE OF SAID LOT "M", THENCE SOUTH ON THE WEST LINE OF SAID LOT "M" TO THE POINT OF BEGINNING.

(5) BEGIN AT A POINT IN THE WEST LINE OF LOT "M" OF FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION, PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, WHERE AN IRON PIPE IS SET IN THE WEST LINE OF SAID LOT "M" APPROXIMATELY 225 FEET NORTH OF THE SOUTH LINE OF SAID LOT "M" FOR A POINT OF BEGINNING, RUN THENCE EAST 150 FEET, THENCE SOUTH 100 FEET, MORE OR LESS, TO A POINT 125 FEET NORTH OF THE SOUTH BOUNDARY LINE OF SAID LOT "M", THENCE WEST 150 FEET TO THE WEST BOUNDARY LINE OF SAID LOT "M", THENCE NORTH THE WEST LINE OF SAID LOT "M" TO THE POINT OF BEGINNING.

Parcel 2:

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

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

PARCEL 3:

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

PARCEL 17: (272710-730000-012000)

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

AND

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

PARCEL 18: (272710-730000-012200)

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

LESS AND EXCEPT

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

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

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

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

AND

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

PARCEL 20: (272703-713500-010232)

SOUTH 100 FEET OF WEST 84.74 FEET OF TRACT 23, SOUTH 15 FEET OF TRACT 25 AND SOUTH 15' OF E 3/4 OF TRACT 26 AND W 1/4 OF TRACT 26 AND SOUTH 15 FEET OF TRACT 27, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF AND RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

PARCEL NUMBER 21: (272702-713000-040190)

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

PARCEL NUMBER 22: (272702-713000-040210)

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

PARCEL NUMBER 23: (272702-713000-040230)

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

PARCEL NUMBER 24: (272702-713000-040251)

THE NORTH 396 FEET OF TRACT 25 AND TRACT 26 LESS THE SOUTH 396 FEET OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO MAP OR PLAT

THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 - 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING IN SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST.

PARCEL NUMBER 25: (272702-713000-040260)

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

PARCEL NUMBER 26: (272710-730000-021201)

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

PARCEL NUMBER 27: (272710-730000-022200)

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

PARCEL NUMBER 28: (272710-730000-022700)

TRACTS 27 AND 28 IN THE SE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

PARCEL NUMBER 30: (272715-740000-000010)

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

PARCEL NUMBER 31: 272702-713000-030191

THE SOUTH 1/4 OF TRACT 19, THE EAST 1/2 OF TRACT 31 AND TRACTS 20, 21, 28, 29 AND 30 LESS THE EAST 95.7 FEET AND LESS THE WEST 750 FEET OF THE SOUTH 200 FEET OF THE FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 17 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2, RUN THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 2, S.00°13'11"E., A DISTANCE OF 1313.95 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE N.89°43'42"E., A DISTANCE OF 990.55 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF SAID TRACT 20; THENCE ALONG SAID NORTHERLY EXTENSION, S.00°22'03"E., A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 20, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACTS 20 AND 21, N.89°43'42"E., A DISTANCE OF 554.70 FEET TO A LINE 95.70 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF SAID TRACTS 21 AND 28; THENCE ALONG SAID PARALLEL LINE, S.00°28'11"E., A DISTANCE OF 1282.40 FEET TO THE SOUTH BOUNDARY OF SAID TRACT 28 AND 29; THENCE ALONG SAID SOUTH BOUNDARY, S.89°39'34"W., A DISTANCE

OF 296.49 FEET TO A LINE 750 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF THE EAST 1/2 OF SAID TRACT 31; THENCE ALONG SAID PARALLEL LINE, N.00°17'28"W., A DISTANCE OF 200.00 FEET TO A LINE 200 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID TRACTS 29,30 AND 31; THENCE ALONG SAID PARALLEL LINE, S.89°39'34"W., A DISTANCE OF 750.00 FEET TO THE AFORESAID WEST BOUNDARY OF THE EAST 1/2 OF TRACT 31; THENCE ALONG SAID WEST BOUNDARY, N.00°17'28"W., A DISTANCE OF 441.83 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 31, N.89°41'38"E., A DISTANCE OF 162.88 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 19; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT 19, N.00°18'59"W., A DISTANCE OF 160.43 FEET TO THE NORTH BOUNDARY OF SAID SOUTH 1/4 OF TRACT 19; THENCE ALONG SAID NORTH BOUNDARY, N.89°42'09"E., A DISTANCE OF 325.63 FEET TO THE WEST BOUNDARY OF SAID TRACT 20; THENCE ALONG SAID WEST BOUNDARY, N.00°22'03"W., A DISTANCE OF 481.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.329 ACRES, MORE OR LESS.

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

DESCRIPTION:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11017, PAGE 1680 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING A PART OF TRACTS 29 THROUGH 31 OF THE MAP OF FLORIDA DEVELOPMENT CO. TRACT, LYING IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2, RUN THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4, S 00°13'11" E, A DISTANCE OF 1313.95 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4, S 00°12'52" E, A DISTANCE OF 1299.26 FEET TO THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY OF TRACT 32 OF SAID MAP OF FLORIDA DEVELOPMENT CO. TRACT; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACTS 31 AND 32, AND WESTERLY EXTENSION THEREOF, N.89°39'34"E., A DISTANCE OF 495.14 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 31 FOR A POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, N.00°17'30"W., A DISTANCE OF 200.00 FEET TO A LINE 200.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF AFORESAID TRACTS 29 THROUGH 31; THENCE ALONG SAID PARALLEL LINE, N.89°39'34"E., A DISTANCE OF 750.00 FEET TO A LINE 750.00 FEET EAST OF AND PARALLEL WITH AFORESAID WEST LINE OF THE EAST 1/2 OF SAID TRACT 31; THENCE ALONG SAID PARALLEL LINE, S.00°17'30"E., A DISTANCE OF 200.00 FEET TO AFORESAID SOUTH BOUNDARY OF TRACTS 29 THROUGH 31; THENCE ALONG SAID SOUTH BOUNDARY, S.89°39'34"W., A DISTANCE OF 750.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.444 ACRES, MORE OR LESS.

PARCEL NUMBER 32: 272702-713000-030211

(PER BOOK 4016, PAGES 2195):THE EAST 95.7 FEET OF SAID TRACTS 21 AND 28, AND ALL OF TRACTS 22, 23, 24, 25, 26 AND 27, ALL IN THE NW 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, AS RECORDED IN FLORIDA DEVELOPMENT CO. SUBDIVISION IN PLAT BOOK 3, PAGES 60 - 63, OFFICIAL RECORDS OF POLK COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY.

PARCEL NUMBER 33: 272710-730000-010904

THAT PORTION OF SAID TRACT 1 OF SAID FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION IN THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, AS SHOWN ON THE MAP OR PLAT RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING NORTH OF PALMETTO STREET/HORSE SHOE CREEK ROAD, AS NOW IN USE, LESS AND EXCEPT RIGHTS OF WAY OF RECORD AND/OR IN USE.

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

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

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

LESS EXISTING PARCEL 20: (272703-713500-010232)

SOUTH 100 FEET OF WEST 84.74 FEET OF TRACT 23, SOUTH 15 FEET OF TRACT 25 AND SOUTH 15' OF E 3/4 OF TRACT 26 AND W 1/4 OF TRACT 26 AND SOUTH 15 FEET OF TRACT 27, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF AND RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

CONTAINING 1.56 AC. MORE OR LESS

ALTOGETHER CONTAINING 426.07 AC. MORE OR LESS

SECTION IX

SECTION C

North Powerline Road CDD

Field Management Report



11/07/2023

Marshall Tindall

Field Services Manager

GMS

Complete

Amenity Review

- ✚ Vendors have kept up the facilities clean and well maintained.
- ✚ Monthly playground review was done – Trimmed filter fabric and raked out mulch.
- ✚ Replaced a fan under the lanai.
- ✚ Removed some residual construction posts.
- ✚ Mailbox slab cleaned.
- ✚ Chairlift and coping repaired.
- ✚ Replaced a damaged flush valve in women's restroom.
- ✚ Fall furniture cleaning was completed.
- ✚ Maintenance agreement renewals for Pool and Janitorial.



Complete

Landscape Review

- ✚ Landscapers have kept the common areas mowed and the beds well maintained.
- ✚ October annuals were changed out according to schedule.
- ✚ Monitoring Annuals – May have some deer or other wildlife feeding on plantings.
- ✚ Mainline repairs were done south of tiny flower road entrance where bell connections failed.
- ✚ Entrance lights reviewed and outage resolved.
- ✚ Proposal for replacement plants at amenity.



Complete

Pond Review

- ✚ Pond levels remain low.
- ✚ Treatment of cattails in phase 3 is showing results.
- ✚ Reviewed littoral shelf for additional treatments northwest of amenity
- ✚ Overall ponds look good but low water levels contribute to less than ideal appearance in some areas as the pond bottom and vegetation becomes visible
- ✚ Supplemental pond trash pickup was performed with the low water levels to help with construction trash.



In Progress

Site Items

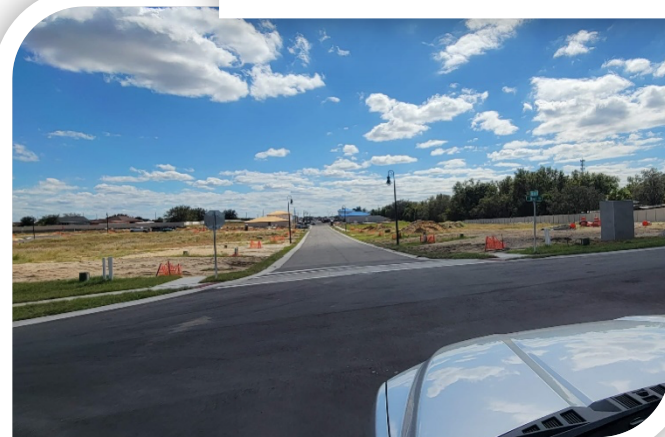
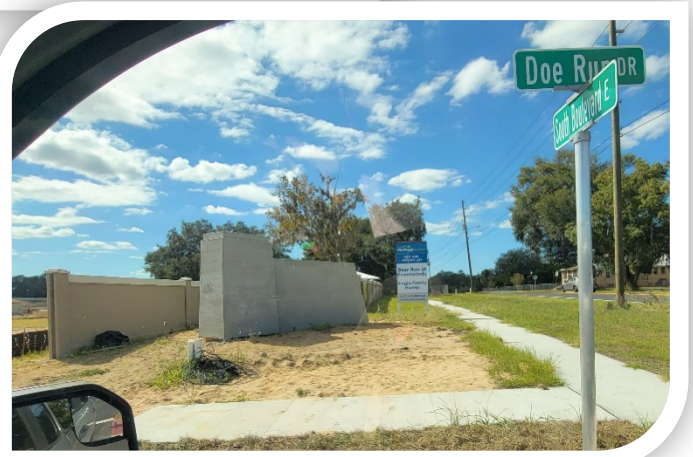
- ✚ Coordinating with landscaper for palm removal and new plantings.
- ✚ Fountain motor has failed – gathering proposals for replacement options for consideration.
- ✚ Traffic sign maintenance – with construction traffic, sign straightening and repairs continue to be monitored & scheduled.



Upcoming

Deer Run

- ✚ New area construction is moving forward.
- ✚ Entrance signs under construction, mailboxes in place.
- ✚ Irrigation is forecast early this month and looking at possible CDD turnover for landscape maintenance before the end of the year.
- ✚ Coordinating with landscaper on proposal for new areas for consideration by the board.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-346-2453, or by email at mtindall@gmscfl.com. Thank you.

Respectfully,

Marshall Tindall

SECTION 1

RESORT POOL SERVICES



14525 JOHNS LAKE POINT
CLERMONT, FL 34711
321-689-6210

Tuesday, October 31, 2023

POOL SERVICE QUOTE FOR NORTH POWERLINE ROAD CDD

Due to nearby trees in the wetland that we have been told we cannot cut down, we are recommending increasing cleaning to 6 days a week from Feb-Nov (and then normal 3x week cleaning during the colder months of December and January). X3 days a week is \$1650/mo, and x6 days a week is \$3000/mo.

Please take into consideration when reviewing other quotes: Included in this price will be the supply and installation of a computer on your pool to add chemicals. The advantage of this is that the pool is being constantly monitored and any change in the chlorine level is corrected instantly by the computer giving you and your residents safer water. Currently you just have a continuous feed of chlorine to the main pool and if lots of people are in the pool the chlorine pumps cannot maintain a steady level of chemicals, only once everybody is out of the pool will the chemicals slowly return to the level they have set the pumps at. The computer removes the guess work from what level to set the chemical pumps at, as you will not know how busy the pool will be from one day to the next by having the computer installed this problem isn't an issue any longer.

POOL CLEANING DUTIES

- ✓ Test pool water on each visit and adjust Chlorine and PH levels if required
- ✓ Vacuum or net pool on each visit. Brush walls and floor as required
- ✓ Backwash filters to maintain flow required by the Florida Health Department
- ✓ Report any faults in pool equipment to the Engineering and once approved carry out repairs.
- ✓ Clean tile as required.
- ✓ Maintain computers
- ✓ Blow off pool deck
- ✓ Straighten pool furniture
- ✓ Pick up trash within pool area

All staff that work for [Resort Pool Services](#) are covered by workman's compensation and are all CPO certified. We can perform all repair & replacement needs relating to the pool. We look forward to working with you to provide a clean and safe swimming experience for your residents.

Thank you,

Simon McDonnell
Resort Pool Services
Director of Operations -

SECTION 2



October 31, 2023

North Powerline Rd. CDD Horse Creek
Governmental Management Services
Marshall Tindall
Assistant Field Manager
Davenport, Florida 33837

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to present a proposal for the cleaning services. After careful consideration of your cleaning service requirements we are pleased to submit our recommendations and pricing.

CSS is a locally owned full Service Janitorial Maintenance Company. We are in our 24rd year of operation and we are servicing many accounts throughout Central Florida every day. We specialize in "Class A" cleaning for commercial office buildings, hotels, club houses, stores, restaurants, medical facilities, warehouse spaces, construction sites, and much more.

We use the finest chemicals, and high technology equipment to service janitorial accounts. Our staff is well trained and experienced in their particular line of work. We have at our disposal floor techs 24/7 to accomplish quality services for our customers as needed. We also have our own technician that maintains and repair all our equipment to assure that work is done when required to be done.

Our company's purpose is to create a clean and healthy environment for the people that work in or visit our buildings. Our policy of scheduled quality control inspections by our supervisory staff, combined with immediate response to our customer's needs, provides our clients worry-free service.



OUR MISSION

At CSS, we are committed to exceed our customer's expectations delivering a consistent high-quality service, striving to improve our procedures thru continued feedback with our customers and well-trained staff.

We are convinced that excellence and professionalism is what our customers want from the janitorial vendors, and at CSS we attempt to provide this level of service. By doing so, we will obtain and maintain a high recognition in the Janitorial Industry.

GOAL

100 % Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us.

Thank you again and we look forward to continue to develop a relationship with your company.

Sincerely yours,

Tracy Chacon
President CSS
tchacon@starcss.com
407-456-9174

Sandro Di Lollo
Vice-President CSS
sdilollo@starcss.com
407-668-1338



SPECIFICATIONS

1. RESTROOMS

- Remove all collected trash to designated area.
- Clean and sanitize all restroom fixtures, wipe all counters, partitions and doors, empty trash and damp mop floors with germicidal detergent.
- Clean and disinfect all washbasins, toilet bowls, urinals, etc.
- Polish all metal and clean mirrors.
- Restock toilet tissue and soap provided by CSS Clean Star Services.
- Dust and clean all return air vents, and window edges, on an as needed basis.
- Report any malfunctions to the building manager.

2. CABANA/LENAI/COVERD PATIO AREA

- Remove all cobwebs in cabana area.
- Wipe tables and organize chairs and furniture.
- Spot sweep.
- Spot mop for any spills.
- Clean and polish all drinking fountains.
- Report any malfunctions to the building manager.

PRICING FOR SERVICES:

- Three (3) times a week → \$ 550.00/mo

Supplies, chemicals and equipment will be provided by CSS Clean Star Services.

Products used to Disinfect for the Covid19, are CDC certified and approved.



PRICING TRASH COLLECT FOR SERVICES

- Trash and Pet stations Two X a week → \$ 50.00/per station/month
- Trash and Pet stations Three X a week → \$ 75.00/per station/month
- Mail trash removal, 3 times a week → \$100.00/per station/month
- Dog waist Dispenser bags, as needed, 200 bags/box → \$10.00/box

Supplies, chemicals and equipment will be provided by CSS Clean Star Services. Products used to Disinfect for the Covid19, are CDC certified and approved.



CLEANING CONTRACT AGREEMENT:

The undersigned hereby accepts the proposal of **CSS Clean Star Services of Central Florida, Inc.** upon the following terms:

1. CSS Clean Star Services of Central Florida, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to "CSS Clean Star Services of Central Florida, Inc." and mailed to 11121 Camden Park Drive, Windermere, Florida 34786
2. A finance fee of 1.5% will apply if payments are received after the due date shown on the monthly invoice
3. CSS Clean Star Services of Central Florida, Inc. will provide all services and supplies specified in the attached work schedule.
4. In the event that the Customer needs to be in contact with CSS Clean Star Services of Central Florida, Inc. These are the different ways of contact phones: 877-CSS-2350 Email: sdilollo@starcss.com mail: 11121 Camden Park Dr. Windermere, Florida 34786
5. If the customer wants to cancel or amend the contract the costumer shall give 30 day notification, in writing to CSS Clean Star Services of Central Florida, Inc. to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service it's not performed).
6. Other services performed upon request:
7. **Start Date:**

IN WITNESS WHEREOF, the parts have duly executed and sealed this agreement as of the day and year first above written

Printed Name
REPRESENTATIVE OF OWNER
North Powerline Rd CDD

Printed Name
CONTRACTOR
CSS Clean Star Services of
Central Florida Inc.

By: _____

By: _____

Date: _____

Date: _____

SECTION 3



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: Oct 19, 2023

SUBMITTED TO:

GMS Services
219 East Livingston Street
Orlando, FL 32801
Marshall Tindall
Phone:407--346-2453
Email: Mtindall@gmscfl.com

Job Name / Location:

North Powerline Rd
Davenport, FL 33837

Proposal to remove dead/dying Flax Lily and Agapantha's and replace with loropetalum in front and to left of Amenity Center

	Qty	Unit	Unit Cost	TOTAL
Loropetalum	135	3g	\$18.00	\$2,430.00
Pinebark mulch (Touch up front and side of Amenity Center)	10	CY	\$55.00	\$550.00
				\$0.00
				\$0.00
				\$0.00
				\$2,980.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: James Smith

Accepted by: _____

Date Submitted: Oct 19, 2023

Date Accepted: _____

SECTION D

SECTION 1

North Powerline Road Community Development District

Summary of Check Register

August 26, 2023 to October 27, 2023

Bank	Date	Check No.'s	Amount
General Fund	9/8/23	555 - 561	\$ 2,006.94
	9/18/23	562 - 568	\$ 26,701.93
	9/20/23	569	\$ 74,200.00
	10/2/23	570 - 573	\$ 33,285.53
	10/6/23	574	\$ 340.09
	10/10/23	575 - 580	\$ 12,991.26
	10/13/23	581 - 588	\$ 15,570.16
	10/20/23	589 - 591	\$ 14,784.17
	10/25/23	592	\$ 1,395.71
	10/27/23	593	\$ 20,274.16
			\$ 201,549.95
Capital Projects Fund	8/31/23	108	\$ 26,415.99
	9/8/23	109 - 110	\$ 122,791.12
	9/21/23	111	\$ 4,282.20
	10/5/23	112 - 113	\$ 65,302.09
	10/23/23	114 - 115	\$ 46,136.39
			\$ 264,927.79
Total Amount			\$ 466,477.74

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/08/23	00057	9/05/23	DA090520	202309	310	51300	11000		SUPERVISOR FEES 09/05/23 DANIEL ARNETTE	*	200.00	200.00	000555
9/08/23	00058	9/05/23	EC090520	202309	310	51300	11000		SUPERVISOR FEES 09/05/23 EMILY J CASSIDY	*	200.00	200.00	000556
9/08/23	00008	9/05/23	KC090520	202309	310	51300	11000		SUPERVISOR FEES 09/05/23 KEVIN CHINOY	*	200.00	200.00	000557
9/08/23	00032	7/16/23	6988	202306	310	51300	49100		BOUNDARY AMENDMENT #5 FEE KILINSKI / VAN WYK, PLLC	*	933.00	933.00	000558
9/08/23	00009	9/05/23	LS090520	202309	310	51300	11000		SUPERVISOR FEES 09/05/23 LAUREN SCHWENK	*	200.00	200.00	000559
9/08/23	00034	8/17/23	9828	202308	320	53800	47300		IRRIGATION REPAIRS PRINCE & SONS INC.	*	73.94	73.94	000560
9/08/23	00011	9/05/23	RH090520	202309	310	51300	11000		SUPERVISOR FEES 09/05/23 RENNIE HEATH	*	200.00	200.00	000561
9/18/23	00049	8/25/23	INV-0085	202308	320	53800	47000		ONE TIME TREATMENT PH3	*	300.00		
		9/01/23	INV-0074	202309	320	53800	47000		LAKE MAINTENANCE - SEP 23	*	918.00		
		9/01/23	INV-0074	202309	320	53800	47000		FOUNTAIN MAINT - SEP 23	*	150.00		
									AQUAGENIX			1,368.00	000562
9/18/23	00051	8/29/23	10544	202308	330	57200	48200		MONTHLY CLEANING - AUG 23 CSS CLEAN STAR SERVICES CENTRAL FL	*	550.00	550.00	000563
9/18/23	00006	7/31/23	111	202307	320	53800	49000		PARKING SIGN INSTALLATION	*	6,156.47		
		9/01/23	113	202309	310	51300	34000		MANAGEMENT FEES - SEP 23	*	3,154.42		
		9/01/23	113	202309	310	51300	35200		WEBSITE ADMIN - SEP 23	*	100.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/23		113		202309	310-51300-35100		INFORMATION TECH - SEP 23	*	150.00		
9/01/23		113		202309	310-51300-31300		DISSEMINATION - SEP 23	*	500.00		
9/01/23		113		202309	330-57200-48300		AMENITY ACCESS - SEP 23	*	416.67		
9/01/23		113		202309	310-51300-51000		OFFICE SUPPLIES	*	1.38		
9/01/23		113		202309	310-51300-42000		POSTAGE	*	163.13		
9/01/23		114		202309	320-53800-34000		FIELD MANAGEMENT - AUG 23	*	1,312.50		
9/01/23		114		202309	310-51300-49000		STAPLES - BOS 8/1/23	*	2.97		
9/01/23		114		202309	310-51300-49000		STAPLES - BOS 8/1/23	*	11.89		
GOVERNMENTAL MANAGEMENT SERVICES-CF										11,969.43	000564
9/18/23	00034	9/01/23	9945	202309	320-53800-46200		LANDSCAPE MAINT - SEP 23	*	6,400.42		
		9/05/23	10015	202309	320-53800-47300		IRRIGATION REPAIRS	*	160.50		
PRINCE & SONS INC.										6,560.92	000565
9/18/23	00050	9/01/23	20218	202309	330-57200-48500		POOL MAINTENANCE - SEP 23	*	1,500.00		
RESORT POOL SERVICES DBA										1,500.00	000566
9/18/23	00059	8/31/23	11415802	202308	330-57200-34500		SECURITY SERVICES AUG 23	*	2,362.88		
SECURITAS SECURITY SERVICES USA, INC										2,362.88	000567
9/18/23	00054	9/15/23	10012023	202309	300-15500-10000		PLAYGRND/FUR LEASE OCT23	*	2,390.70		
WHFS, LLC										2,390.70	000568
9/20/23	00063	9/20/23	09202023	202309	300-58100-10000		CAPITAL RESERVE TXFER	*	74,200.00		
NORTH POWERLINE ROAD CDD										74,200.00	000569
10/02/23	00060	9/18/23	106526	202309	330-57200-34500		CAMERA HARD DRIVES	*	532.60		
CURRENT DEMANDS ELECTRICAL										532.60	000570
10/02/23	00004	9/21/23	20021	202310	310-51300-45000		FY24 INSURANCE POLICY	*	26,148.00		
EGIS INSURANCE ADVISORS, LLC										26,148.00	000571

NPRC NORTH POWER LI MBYINGTON											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/02/23	00032	9/20/23 7439	202308 310-51300-31500	GENERAL COUNSEL - AUG 23	*	5,150.53	
				KILINSKI / VAN WYK, PLLC			5,150.53 000572
10/02/23	00046	2/24/22 20240832	202309 330-57200-34500	SECURITY CAMERAS	*	1,454.40	
				SOUTHEAST WIRING SOLUTIONS INC			1,454.40 000573
10/06/23	00029	9/30/23 00059091	202309 310-51300-48000	NOT OF FY24 MEETING DATES	*	340.09	
				CA FLORIDA HOLDINGS, LLC			340.09 000574
10/10/23	00049	10/01/23 INV-0092	202310 320-53800-47200	FOUNTAIN MAINT - OCT 23	*	150.00	
		10/01/23 INV-0093	202310 320-53800-47000	LAKE MAINTENANCE - OCT 23	*	918.00	
				AQUAGENIX			1,068.00 000575
10/10/23	00051	9/26/23 10755	202309 330-57200-48200	MONTHLY CLEANING - SEP 23	*	550.00	
		9/26/23 10755	202309 330-57200-48200	ADDITIONAL CLEANING	*	45.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			595.00 000576
10/10/23	00053	9/25/23 54931011	202309 330-57200-48100	PEST CONTROL - SEP 23	*	40.00	
				MASSEY SERVICES INC.			40.00 000577
10/10/23	00034	10/01/23 10280	202310 320-53800-46200	LANDSCAPE MAINT - OCT 23	*	6,400.42	
				PRINCE & SONS INC.			6,400.42 000578
10/10/23	00050	10/01/23 20570	202310 330-57200-48500	POOL MAINTENANCE - OCT 23	*	1,500.00	
				RESORT POOL SERVICES DBA			1,500.00 000579
10/10/23	00059	7/31/23 11377187	202307 330-57200-34500	SECURITY SERVICES - JUL23	*	3,387.84	
				SECURITAS SECURITY SERVICES USA, INC			3,387.84 000580
10/13/23	00043	10/09/23 6971-10-	202309 310-51300-31200	ARBITRAGE - SERIES 2022	*	450.00	
				AMTEC			450.00 000581
10/13/23	00003	10/02/23 89282	202310 310-51300-54000	SPECIAL DISTRICT FEE FY24	*	175.00	
				DEPT OF ECONOMIC OPPORTUNITY			175.00 000582

NPRC NORTH POWER LI MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/13/23	00006	8/31/23 115	202308 320-53800-49000	SIGN INSTALL/SIDEWALK CUT	*	4,519.89	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			4,519.89 000583
10/13/23	00032	8/18/23 7223	202307 310-51300-49100	BOUNDARY AMENDMENT #5 FEE	*	2,279.50	
		9/11/23 7443	202308 310-51300-49100	BOUNDARY AMENDMENT #5 FEE	*	2,708.50	
				KILINSKI / VAN WYK, PLLC			4,988.00 000584
10/13/23	00053	10/09/23 55403463	202310 330-57200-48100	PEST CONTROL - OCT 23	*	40.00	
				MASSEY SERVICES INC.			40.00 000585
10/13/23	00034	10/04/23 10391	202310 320-53800-47300	IRRIGATION REPAIRS	*	74.25	
				PRINCE & SONS INC.			74.25 000586
10/13/23	00059	9/30/23 11459291	202309 330-57200-34500	SECURITY SERVICES SEP23	*	2,932.32	
				SECURITAS SECURITY SERVICES USA, INC			2,932.32 000587
10/13/23	00054	10/13/23 11012023	202310 300-15500-10000	PLAYGRND/FUR LEASE NOV23	*	2,390.70	
				WHFS, LLC			2,390.70 000588
10/20/23	00052	9/29/23 4	202310 310-51300-31300	AMORT SCHED S2022 11/1/23	*	500.00	
				DISCLOSURE SERVICES LLC			500.00 000589
10/20/23	00006	9/30/23 118	202310 310-51300-31700	ASSESSMENT CERT - FY24	*	6,500.00	
		10/01/23 116	202310 310-51300-34000	MANAGEMENT FEES - OCT 23	*	3,333.33	
		10/01/23 116	202310 310-51300-35200	WEBSITE ADMIN - OCT 23	*	105.00	
		10/01/23 116	202310 310-51300-35100	INFORMATION TECH - OCT 23	*	157.50	
		10/01/23 116	202310 310-51300-31300	DISSEMINATION - OCT 23	*	500.00	
		10/01/23 116	202310 330-57200-48300	AMENITY ACCESS - OCT 23	*	437.50	
		10/01/23 116	202310 310-51300-51000	OFFICE SUPPLIES	*	3.85	
		10/01/23 116	202310 310-51300-42000	POSTAGE	*	53.36	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/01/23	117	202310 320-53800-34000	FIELD MANAGEMENT - OCT 23	GOVERNMENTAL MANAGEMENT SERVICES-CF	*	1,378.17	12,468.71 000590
10/20/23	00032	10/13/23 7678	202309 310-51300-31500	KILINSKI / VAN WYK, PLLC	*	1,815.46	1,815.46 000591
10/25/23	00044	10/25/23 10252023	202310 300-20700-10200	NORTH POWERLINE ROAD CDD C/O USBANK	*	1,395.71	1,395.71 000592
10/27/23	00041	10/19/23 4652051	202310 300-15500-10000	1% ADMIN DEBT FEE	*	13,475.56	
		10/19/23 4652052	202310 300-15500-10000	1% ADMIN MAINT FEE	*	6,798.60	
				POLK COUNTY PROPERTY APPRAISER			20,274.16 000593
TOTAL FOR BANK A						201,549.95	
TOTAL FOR REGISTER						201,549.95	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/31/23	00023	7/31/23	PAYREQ#1 202308 600-20700-10100 SER22 PH3 FR#18	THE KEARNEY COMPANIES, LLC	*	26,415.99	26,415.99 000108
9/08/23	00002	7/31/23	021746 202309 600-20700-10100 SER22 PH3 FR#19	ABSOLUTE ENGINEERING INC	*	16,846.56	20,062.02 000109
		7/31/23	021751 202309 600-20700-10100 SER22 PH4 FR#20		*	3,215.46	
9/08/23	00018	8/28/23	1593 202309 600-20700-10100 SER22 PH3 FR#19	SIGNATURE PRIVACY WALLS OF FLORIDA	*	102,729.10	102,729.10 000110
9/21/23	00001	8/03/23	F4651310 202309 600-20700-10100 SER22 PH3 FR#20	DUKE ENERGY	*	4,282.20	4,282.20 000111
10/05/23	00020	8/31/23	CHANGEOR 202310 600-20700-10100 SER22 PH3 FR#21	FERGUSON WATERWORKS	*	33,536.28	33,536.28 000112
10/05/23	00023	8/31/23	PAYREQ#1 202310 600-20700-10100 SER22 PH3 FR#21	THE KEARNEY COMPANIES, LLC	*	31,765.81	31,765.81 000113
10/23/23	00002	8/31/23	021786 202310 600-20700-10100 SER22 PH3 FR#22	ABSOLUTE ENGINEERING INC	*	5,286.36	9,743.67 000114
		8/31/23	021793 202310 600-20700-10100 SER22 PH4 FR#21		*	4,457.31	
10/23/23	00023	9/07/23	23410 202309 600-53800-60000 SER20-1 FR#17	THE KEARNEY COMPANIES, LLC	*	36,392.72	36,392.72 000115
TOTAL FOR BANK B						264,927.79	
TOTAL FOR REGISTER						264,927.79	

SECTION 2

North Powerline Road
Community Development District

Unaudited Financial Reporting
September 30, 2023



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4	<u>Capital Reserve Fund</u>
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6	<u>Series 2022 Debt Service Fund</u>
7	<u>Series 2020 Capital Projects Fund</u>
8	<u>Series 2022 Capital Projects Fund</u>
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11	<u>Long Term Debt Summary</u>
12	<u>Assessment Receipt Schedule</u>

North Powerline Road
Community Development District
Combined Balance Sheet
September 30, 2023

	General Fund	Debt Service Funds	Capital Funds	Total Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 337,428	\$ -	\$ -	\$ 337,428
Capital Projects Account	\$ -	\$ -	\$ 875	\$ 875
<u>Investments:</u>				
Money Market Account	\$ -	\$ -	\$ 74,200	\$ 74,200
<u>Series 2020</u>				
Reserve	\$ -	\$ 355,933	\$ -	\$ 355,933
Revenue	\$ -	\$ 262,508	\$ -	\$ 262,508
Prepayment	\$ -	\$ 279	\$ -	\$ 279
Construction - Phase 1	\$ -	\$ -	\$ 28,732	\$ 28,732
Construction - Phase 2	\$ -	\$ -	\$ 400	\$ 400
<u>Series 2022</u>				
Reserve	\$ -	\$ 649,797	\$ -	\$ 649,797
Revenue	\$ -	\$ 292,742	\$ -	\$ 292,742
Prepayment	\$ -	\$ 1,491,135	\$ -	\$ 1,491,135
Construction - Phase 3	\$ -	\$ -	\$ 322	\$ 322
Construction - Phase 4	\$ -	\$ -	\$ 1,714	\$ 1,714
Assessments Receivable	\$ -	\$ 21,200	\$ -	\$ 21,200
Due from Developer	\$ 4,988	\$ -	\$ 111,438	\$ 116,426
Due from General Fund	\$ -	\$ 1,396	\$ -	\$ 1,396
Prepaid Expenses	\$ 2,391	\$ -	\$ -	\$ 2,391
Total Assets	\$ 344,807	\$ 3,074,989	\$ 217,681	\$ 3,637,477
Liabilities:				
Accounts Payable	\$ 26,206	\$ -	\$ 36,393	\$ 62,599
Contracts Payable	\$ -	\$ -	\$ 75,046	\$ 75,046
Due to Debt Service	\$ 1,396	\$ -	\$ -	\$ 1,396
Retainage Payable	\$ -	\$ -	\$ 57,440	\$ 57,440
Total Liabilities	\$ 27,602	\$ -	\$ 168,878	\$ 196,480
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 2,391	\$ -	\$ -	\$ 2,391
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 620,116	\$ -	\$ 620,116
Debt Service - Series 2022	\$ -	\$ 2,454,874	\$ -	\$ 2,454,874
Capital Projects - Series 2020	\$ -	\$ -	\$ 30,007	\$ 30,007
Capital Projects - Series 2022	\$ -	\$ -	\$ (55,404)	\$ (55,404)
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 74,200	\$ 74,200
Unassigned	\$ 314,814	\$ -	\$ -	\$ 314,814
Total Fund Balances	\$ 317,205	\$ 3,074,989	\$ 48,803	\$ 3,440,997
Total Liabilities & Fund Balance	\$ 344,807	\$ 3,074,989	\$ 217,681	\$ 3,637,477

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 371,728	\$ 371,728	\$ 373,682	\$ 1,953
Assessments - Direct Bill	\$ 178,885	\$ 178,885	\$ 178,886	\$ 1
Developer Contributions	\$ 114,111	\$ 114,111	\$ -	\$ (114,111)
Boundary Amendment Contributions	\$ -	\$ -	\$ 8,826	\$ 8,826
Miscellaneous Revenue	\$ -	\$ -	\$ 90	\$ 90
Interest	\$ -	\$ -	\$ 50	\$ 50
Total Revenues	\$ 664,725	\$ 664,725	\$ 561,534	\$ (103,191)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 7,400	\$ 4,600
Engineering	\$ 20,000	\$ 20,000	\$ 1,345	\$ 18,655
Attorney	\$ 30,000	\$ 30,000	\$ 23,538	\$ 6,462
Annual Audit	\$ 5,500	\$ 5,500	\$ 3,850	\$ 1,650
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ 1,350	\$ 900	\$ 450
Dissemination	\$ 7,000	\$ 7,000	\$ 6,500	\$ 500
Trustee Fees	\$ 12,500	\$ 12,500	\$ 8,081	\$ 4,419
Management Fees	\$ 37,853	\$ 37,853	\$ 37,853	\$ (1)
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Telephone	\$ 300	\$ 300	\$ -	\$ 300
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 1,567	\$ (567)
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Printing & Binding	\$ 1,000	\$ 1,000	\$ 90	\$ 910
Legal Advertising	\$ 10,000	\$ 10,000	\$ 6,380	\$ 3,620
Other Current Charges	\$ 5,000	\$ 5,000	\$ 488	\$ 4,512
Boundary Amendment Expenses	\$ -	\$ -	\$ 8,826	\$ (8,826)
Office Supplies	\$ 625	\$ 625	\$ 39	\$ 586
Travel Per Diem	\$ 600	\$ 600	\$ -	\$ 600
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 159,587	\$ 159,587	\$ 121,021	\$ 38,566

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 20,000	\$ 20,000	\$ 12,121	\$ 7,879
Field Management	\$ 15,750	\$ 15,750	\$ 15,750	\$ -
Landscape Maintenance	\$ 95,000	\$ 95,000	\$ 44,005	\$ 50,995
Landscape Replacement	\$ 25,000	\$ 25,000	\$ 4,600	\$ 20,400
Lake Maintenance	\$ 21,600	\$ 21,600	\$ 11,466	\$ 10,134
Streetlights	\$ 75,000	\$ 75,000	\$ 30,286	\$ 44,714
Electric	\$ 7,500	\$ 7,500	\$ 9,027	\$ (1,527)
Water & Sewer	\$ 2,400	\$ 2,400	\$ 470	\$ 1,930
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 5,000	\$ 534	\$ 4,466
General Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ 2,837	\$ 12,163
Contingency	\$ 7,500	\$ 7,500	\$ 10,676	\$ (3,176)
Subtotal Field Expenditures	\$ 292,250	\$ 292,250	\$ 141,772	\$ 150,478
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 14,400	\$ 13,380	\$ 1,020
Amenity - Water	\$ 4,000	\$ 4,000	\$ 2,780	\$ 1,220
Playground Lease	\$ 28,688	\$ 28,688	\$ 28,688	\$ 0
Internet	\$ 2,000	\$ 2,000	\$ 1,212	\$ 788
Pest Control	\$ 600	\$ 600	\$ 280	\$ 320
Janitorial Services	\$ 7,500	\$ 7,500	\$ 6,690	\$ 810
Security Services	\$ 34,000	\$ 34,000	\$ 27,438	\$ 6,562
Pool Maintenance	\$ 20,000	\$ 20,000	\$ 18,530	\$ 1,470
Amenity Access Management	\$ 5,000	\$ 5,000	\$ 5,000	\$ (0)
Amenity Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ 7,233	\$ 7,767
Contingency	\$ 7,500	\$ 7,500	\$ -	\$ 7,500
Subtotal Amenity Expenditures	\$ 138,688	\$ 138,688	\$ 111,231	\$ 27,457
Total Operations & Maintenance	\$ 430,938	\$ 430,938	\$ 253,004	\$ 177,935
Total Expenditures	\$ 590,525	\$ 590,525	\$ 374,024	\$ 216,500
Excess (Deficiency) of Revenues over Expenditures	\$ 74,200		\$ 187,509	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (74,200)	\$ (74,200)	\$ (74,200)	\$ -
Total Other Financing Sources/(Uses)	\$ (74,200)	\$ (74,200)	\$ (74,200)	\$ -
Net Change in Fund Balance	\$ 0		\$ 113,309	
Fund Balance - Beginning	\$ -		\$ 203,895	
Fund Balance - Ending	\$ 0		\$ 317,205	

North Powerline Road
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	-
Total Revenues	\$ -	\$ -	\$ -	-
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	-
Total Expenditures	\$ -	\$ -	\$ -	-
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	-
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 74,200	\$ 74,200	\$ 74,200	-
Total Other Financing Sources (Uses)	\$ 74,200	\$ 74,200	\$ 74,200	-
Net Change in Fund Balance	\$ 74,200	\$ 74,200	\$ 74,200	-
Fund Balance - Beginning	\$ 5,000	\$ -	\$ -	-
Fund Balance - Ending	\$ 79,200	\$ 74,200	\$ 74,200	-

North Powerline Road

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 711,117	\$ 711,117	\$ 715,001	\$ 3,883
Interest	\$ -	\$ -	\$ 27,543	\$ 27,543
Total Revenues	\$ 711,117	\$ 711,117	\$ 742,544	\$ 31,426
Expenditures:				
Interest - 11/1	\$ 229,241	\$ 229,241	\$ 229,241	\$ (0)
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	\$ 255,000	\$ 255,000	\$ 255,000	\$ -
Interest - 5/1	\$ 229,241	\$ 229,241	\$ 229,150	\$ 91
Total Expenditures	\$ 713,481	\$ 713,481	\$ 718,391	\$ (4,909)
Excess (Deficiency) of Revenues over Expenditures	\$ (2,364)		\$ 24,153	
Fund Balance - Beginning	\$ 233,810		\$ 595,963	
Fund Balance - Ending	\$ 231,446		\$ 620,116	

North Powerline Road

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Assessments - Direct Bill	\$ 758,588	\$ 758,588	\$ 336,258	\$ (422,329)
Assessments - Lot Closings	\$ -	\$ -	\$ 401,064	\$ 401,064
Assessments - Prepayments	\$ -	\$ -	\$ 2,941,869	\$ 2,941,869
Interest	\$ -	\$ -	\$ 47,736	\$ 47,736
Total Revenues	\$ 758,588	\$ 758,588	\$ 3,726,927	\$ 2,968,339
Expenditures:				
Interest - 11/1	\$ 239,566	\$ 239,566	\$ 239,566	\$ 0
Principal - 5/1	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
Interest - 5/1	\$ 303,675	\$ 303,675	\$ 303,675	\$ -
Special Call - 8/1	\$ -	\$ -	\$ 1,560,000	\$ (1,560,000)
Interest - 8/1	\$ -	\$ -	\$ 21,573	\$ (21,573)
Total Expenditures	\$ 693,241	\$ 693,241	\$ 2,274,814	\$ (1,581,573)
Excess (Deficiency) of Revenues over Expenditures	\$ 65,347		\$ 1,452,113	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 1,771	\$ 1,771
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 1,771	\$ 1,771
Net Change in Fund Balance	\$ 65,347		\$ 1,453,884	
Fund Balance - Beginning	\$ 239,566		\$ 1,000,990	
Fund Balance - Ending	\$ 304,912		\$ 2,454,874	

North Powerline Road

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 43,963	\$ 43,963
Interest	\$ -	\$ -	\$ 766	\$ 766
Total Revenues	\$ -	\$ -	\$ 44,728	\$ 44,728
Expenditures:				
Capital Outlay - Phase 1	\$ -	\$ -	\$ 18,175	\$ (18,175)
Capital Outlay - Phase 2	\$ -	\$ -	\$ 7,570	\$ (7,570)
Admin Contingency	\$ -	\$ -	\$ 125	\$ (125)
Total Expenditures	\$ -	\$ -	\$ 25,870	\$ (25,870)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 18,858	
Fund Balance - Beginning	\$ -	\$ -	\$ 11,149	
Fund Balance - Ending	\$ -	\$ -	\$ 30,007	

North Powerline Road

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual		
	Budget	Thru 09/30/23	Thru 09/30/23		Variance
Revenues					
Developer Contributions	\$ -	\$ -	\$ 4,333,372	\$	4,333,372
Interest	\$ -	\$ -	\$ 33,154	\$	33,154
Total Revenues	\$ -	\$ -	\$ 4,366,526	\$	4,366,526
Expenditures:					
Capital Outlay - Phase 3	\$ -	\$ -	\$ 5,825,524	\$	(5,825,524)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 2,472,013	\$	(2,472,013)
Total Expenditures	\$ -	\$ -	\$ 8,297,537	\$	(8,297,537)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (3,931,010)		
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ -	\$ (1,771)	\$	(1,771)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (1,771)	\$	(1,771)
Net Change in Fund Balance	\$ -	\$ -	\$ (3,932,781)		
Fund Balance - Beginning	\$ -	\$ -	\$ 3,877,377		
Fund Balance - Ending	\$ -	\$ -	\$ (55,404)		

North Powerline Road
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 9,803	\$ 276,892	\$ 80,839	\$ 663	\$ 2,003	\$ 677	\$ 2,072	\$ -	\$ 4	\$ 729	\$ -	\$ 373,682
Assessments - Direct Bill	\$ 44,722	\$ -	\$ 44,722	\$ -	\$ 44,722	\$ -	\$ 29,307	\$ -	\$ -	\$ 15,415	\$ -	\$ -	\$ 178,886
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,338	\$ -	\$ 509	\$ 59	\$ -	\$ 933	\$ 4,988	\$ 8,826
Miscellaneous Revenue	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ 90
Interest	\$ 1	\$ 2	\$ 4	\$ 8	\$ 4	\$ 5	\$ 5	\$ 5	\$ 4	\$ 4	\$ 4	\$ 4	\$ 50
Total Revenues	\$ 44,783	\$ 9,805	\$ 321,618	\$ 80,847	\$ 45,389	\$ 4,345	\$ 29,988	\$ 2,585	\$ 63	\$ 15,453	\$ 1,666	\$ 4,992	\$ 561,534
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ 600	\$ 800	\$ 600	\$ -	\$ 600	\$ 1,000	\$ 7,400
Engineering	\$ 413	\$ -	\$ 434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 499	\$ -	\$ -	\$ -	\$ 1,345
Attorney	\$ 2,822	\$ 1,370	\$ 2,935	\$ 921	\$ 1,859	\$ 847	\$ 2,337	\$ 1,253	\$ 1,153	\$ 1,077	\$ 5,151	\$ 1,815	\$ 23,538
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,850	\$ -	\$ -	\$ -	\$ -	\$ 3,850
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ 900
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 1,000	\$ 500	\$ 500	\$ 6,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ 8,081
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 37,853
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 25	\$ 16	\$ 46	\$ 70	\$ -	\$ 149	\$ 81	\$ 45	\$ 170	\$ 89	\$ 712	\$ 163	\$ 1,567
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Printing & Binding	\$ -	\$ -	\$ -	\$ 1	\$ 71	\$ 17	\$ -	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ 90
Legal Advertising	\$ 311	\$ 1,627	\$ -	\$ 963	\$ -	\$ -	\$ -	\$ 584	\$ -	\$ 2,554	\$ -	\$ 340	\$ 6,380
Other Current Charges	\$ 39	\$ 39	\$ 39	\$ 39	\$ 39	\$ 39	\$ 38	\$ 39	\$ 39	\$ 42	\$ 39	\$ 55	\$ 488
Boundary Amendment Expenses	\$ 38	\$ -	\$ 2,300	\$ -	\$ -	\$ 509	\$ 59	\$ -	\$ 933	\$ 2,280	\$ 2,709	\$ -	\$ 8,826
Office Supplies	\$ 1	\$ 6	\$ 3	\$ 6	\$ 1	\$ 4	\$ 1	\$ 6	\$ 2	\$ 4	\$ 4	\$ 1	\$ 39
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 19,317	\$ 7,763	\$ 10,912	\$ 6,705	\$ 10,716	\$ 5,468	\$ 7,020	\$ 10,482	\$ 11,340	\$ 10,450	\$ 13,119	\$ 7,729	\$ 121,021

North Powerline Road
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 11,774	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 347	\$ -	\$ 12,121
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 15,750
Landscape Maintenance	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 7,700	\$ 6,400	\$ 44,005
Landscape Replacement	\$ -	\$ -	\$ 4,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ 4,600
Lake Maintenance	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 1,218	\$ 1,068	\$ 11,466
Streetlights	\$ 2,509	\$ 2,509	\$ 2,509	\$ 2,509	\$ 2,527	\$ 2,527	\$ 2,527	\$ 2,534	\$ 2,534	\$ 2,534	\$ 2,534	\$ 2,534	\$ 30,286
Electric	\$ 195	\$ 321	\$ 262	\$ 2	\$ 310	\$ 617	\$ 149	\$ 288	\$ 1,530	\$ 1,752	\$ 2,110	\$ 1,492	\$ 9,027
Water & Sewer	\$ 150	\$ 33	\$ -	\$ 41	\$ 38	\$ 40	\$ 37	\$ 64	\$ 17	\$ 17	\$ 17	\$ 17	\$ 470
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 229	\$ -	\$ -	\$ -	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74	\$ 161	\$ 534
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 297	\$ -	\$ 2,540	\$ -	\$ -	\$ -	\$ 2,837
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,156	\$ 4,520	\$ -	\$ 10,676
Subtotal Field Expenditures	\$ 20,078	\$ 8,083	\$ 12,092	\$ 7,773	\$ 8,166	\$ 8,405	\$ 8,230	\$ 8,106	\$ 11,841	\$ 16,180	\$ 19,833	\$ 12,984	\$ 141,772
Amenity Expenditures													
Amenity - Electric	\$ 956	\$ 795	\$ 819	\$ 898	\$ 1,005	\$ 1,272	\$ 1,298	\$ 1,339	\$ 1,230	\$ 1,199	\$ 1,141	\$ 1,428	\$ 13,380
Amenity - Water	\$ 175	\$ 173	\$ 197	\$ 185	\$ 196	\$ 248	\$ 284	\$ 291	\$ 261	\$ 267	\$ 251	\$ 252	\$ 2,780
Playground Lease	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 28,688
Internet	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 1,212
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 280
Janitorial Services	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 595	\$ 550	\$ 595	\$ 6,690
Security Services	\$ -	\$ -	\$ 1,139	\$ 3,018	\$ 2,363	\$ 2,363	\$ 2,818	\$ 2,705	\$ 2,363	\$ 3,388	\$ 2,363	\$ 4,919	\$ 27,438
Pool Maintenance	\$ 1,750	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,780	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 18,530
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 5,000
Amenity Repairs & Maintenance	\$ 1,882	\$ 250	\$ 900	\$ -	\$ -	\$ 3,196	\$ -	\$ -	\$ -	\$ 1,005	\$ -	\$ -	\$ 7,233
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 8,221	\$ 6,176	\$ 8,013	\$ 9,058	\$ 8,523	\$ 12,078	\$ 9,398	\$ 9,613	\$ 8,853	\$ 10,902	\$ 8,753	\$ 11,643	\$ 111,231
Total Operations & Maintenance	\$ 28,299	\$ 14,259	\$ 20,105	\$ 16,831	\$ 16,689	\$ 20,483	\$ 17,629	\$ 17,719	\$ 20,694	\$ 27,081	\$ 28,586	\$ 24,627	\$ 253,004
Total Expenditures	\$ 47,616	\$ 22,022	\$ 31,018	\$ 23,535	\$ 27,405	\$ 25,951	\$ 24,649	\$ 28,202	\$ 32,034	\$ 37,531	\$ 41,705	\$ 32,356	\$ 374,024
Excess (Deficiency) of Revenues over Expenditures	\$ (2,833)	\$ (12,218)	\$ 290,601	\$ 57,312	\$ 17,984	\$ (21,606)	\$ 5,339	\$ (25,616)	\$ (31,972)	\$ (22,079)	\$ (40,038)	\$ (27,365)	\$ 187,509
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (74,200)	\$ (74,200)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (74,200)	\$ (74,200)
Net Change in Fund Balance	\$ (2,833)	\$ (12,218)	\$ 290,601	\$ 57,312	\$ 17,984	\$ (21,606)	\$ 5,339	\$ (25,616)	\$ (31,972)	\$ (22,079)	\$ (40,038)	\$ (101,565)	\$ 113,309

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	\$355,933	
Reserve Fund Balance	\$355,933	
Bonds Outstanding - 12/14/20		\$12,685,000
Less: Principal Payment - 05/01/22		(\$250,000)
Less: Special Call - 05/01/22		(\$20,000)
Less: Special Call - 11/01/22		(\$5,000)
Less: Principal Payment - 05/01/23		(\$255,000)
Current Bonds Outstanding		\$12,155,000

Series 2022, Special Assessment Revenue Bonds		
Maturity Date:	5/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$538,156	
Reserve Fund Balance	\$649,797	
Bonds Outstanding - 06/09/22		\$11,000,000
Less: Principal Payment - 05/01/23		(\$150,000)
Less: Special Call - 08/01/23		(\$1,560,000)
Current Bonds Outstanding		\$9,290,000

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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	Series 2020		Total
								Debt Service		
								34.32%	65.68%	100.00%
11/16/22	10/01/22 - 10/31/22	\$10,160.21	(\$406.39)	(\$195.08)	\$0.00	\$9,558.74	\$3,281.11	\$6,277.63		\$9,558.74
11/21/22	11/01/22 - 11/06/22	\$22,539.95	(\$901.49)	(\$432.77)	\$0.00	\$21,205.69	\$7,278.69	\$13,927.00		\$21,205.69
11/25/22	11/07/22 - 11/13/22	\$10,056.05	(\$402.20)	(\$193.08)	\$0.00	\$9,460.77	\$3,247.33	\$6,213.44		\$9,460.77
11/30/22	1% Fee Adj	(\$11,665.73)	\$0.00	\$0.00	\$0.00	(\$11,665.73)	(\$4,004.17)	(\$7,661.56)		(\$11,665.73)
12/12/22	11/14/22 - 11/23/22	\$38,317.15	(\$1,532.60)	(\$735.69)	\$0.00	\$36,048.86	\$12,373.49	\$23,675.37		\$36,048.86
12/21/22	11/24/22 - 11/30/22	\$437,578.33	(\$17,501.70)	(\$8,401.53)	\$0.00	\$411,675.10	\$141,304.23	\$270,370.87		\$411,675.10
12/23/22	12/01/22 - 12/15/22	\$381,560.06	(\$15,261.37)	(\$7,325.97)	\$0.00	\$358,972.72	\$123,214.55	\$235,758.17		\$358,972.72
01/13/23	12/16/22 - 12/31/22	\$250,270.79	(\$9,948.58)	(\$4,806.44)	\$0.00	\$235,515.77	\$80,838.93	\$154,676.84		\$235,515.77
02/16/23	01/01/23 - 01/31/23	\$2,011.21	(\$40.22)	(\$39.42)	\$0.00	\$1,931.57	\$663.00	\$1,268.57		\$1,931.57
03/17/23	02/01/23 - 02/28/23	\$6,033.63	(\$80.46)	(\$119.06)	\$0.00	\$5,834.11	\$2,002.51	\$3,831.60		\$5,834.11
04/11/23	03/01/23 - 03/31/23	\$2,011.21	\$0.00	(\$40.22)	\$0.00	\$1,970.99	\$676.53	\$1,294.46		\$1,970.99
05/11/23	04/01/23 - 04/30/23	\$4,143.08	\$0.00	(\$82.86)	\$0.00	\$4,060.22	\$1,393.64	\$2,666.58		\$4,060.22
05/24/23	Check #31902	\$91.44	\$0.00	\$0.00	\$0.00	\$91.44	\$31.39	\$60.05		\$91.44
05/24/23	10/01/22 - 03/31/23	\$0.00	\$0.00	\$0.00	\$1,885.38	\$1,885.38	\$647.14	\$1,238.24		\$1,885.38
07/31/23	Interest	\$0.00	\$0.00	\$0.00	\$11.52	\$11.52	\$3.95	\$7.57		\$11.52
08/11/23	07/01/23 - 07/31/23	\$2,168.52	\$0.00	(\$43.37)	\$0.00	\$2,125.15	\$729.44	\$1,395.71		\$2,125.15
TOTAL		\$ 1,155,275.90	\$ (46,075.01)	\$ (22,415.49)	\$ 1,896.90	\$ 1,088,682.30	\$ 373,681.76	\$ 715,000.54		\$ 1,088,682.30

100%	Net Percent Collected
0	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	
12/6/22	12/1/22	1202 & 1594	\$18,670.44	\$18,670.44	\$18,670.44	\$0.00	
2/8/23	2/1/23	1218 & 1656	\$18,670.44	\$18,670.44	\$18,670.44	\$0.00	
4/20/23	4/1/23	1731	\$189,401.19	\$151,680.62	\$0.00	\$151,680.62	
4/5/23	5/1/23	1236	\$18,670.44	\$18,670.44	\$18,670.44	\$0.00	
*	10/1/23	*	\$125,291.60	*	\$0.00	\$0.00	
				\$389,374.55	\$226,362.38	\$74,681.76	\$151,680.62

2023-02		GLK Real Estate LLC		Net Assessments	\$335,874.90	\$64,420.57	\$271,454.33
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2022 Debt Service	
10/11/22	10/1/22	1187 & 1523	\$16,105.14	\$16,105.14	\$16,105.14	\$0.00	
12/6/22	12/1/22	1202 & 1594	\$16,105.14	\$16,105.14	\$16,105.14	\$0.00	
2/8/23	2/1/23	1218 & 1656	\$16,105.14	\$16,105.14	\$16,105.14	\$0.00	
4/20/23	4/1/23	1731	\$163,377.67	\$163,377.67	\$0.00	\$163,377.67	
4/5/23 & 07/12/23	5/1/23	1236 & 1814	\$16,105.14	\$16,105.15	\$16,105.15	\$0.00	
*	10/1/23	*	\$108,076.66	*	\$0.00	\$0.00	
				\$335,874.89	\$227,798.24	\$64,420.57	\$163,377.67

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	
12/6/22	12/1/22	1202 & 1594	\$3,288.23	\$3,288.23	\$3,288.23	\$0.00	
2/8/23	2/1/23	1218 & 1656	\$3,288.23	\$3,288.23	\$3,288.23	\$0.00	
*	4/1/23	*	\$33,357.25	*	\$0.00	\$0.00	
7/12/23	5/1/23	1814	\$3,288.23	\$3,288.23	\$3,288.23	\$0.00	
*	10/1/23	*	\$22,066.30	*	\$0.00	\$0.00	
				\$68,576.47	\$13,152.92	\$13,152.92	\$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	
12/6/22	12/1/22	1202 & 1594	\$6,657.72	\$6,657.73	\$6,657.73	\$0.00	
2/8/23	2/1/23	1218 & 1656	\$6,657.72	\$6,657.73	\$6,657.73	\$0.00	
*	4/1/23	*	\$67,538.89	*	\$0.00	\$0.00	
7/12/23	5/1/23	1814	\$6,657.72	\$6,657.72	\$6,657.72	\$0.00	
*	10/1/23	*	\$44,677.94	*	\$0.00	\$0.00	
				\$138,847.71	\$26,630.91	\$26,630.91	\$0.00

*Amounts collected via Lot Closings