

*North Powerline Road  
Community Development District*

*Meeting Agenda*

*May 7, 2024*

# AGENDA

# *North Powerline Road*

## *Community Development District*

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

April 30, 2024

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

Dear Board Members:

A Board of Supervisors Meeting of the **North Powerline Road Community Development District** will be held **Tuesday, May 7, 2024 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 (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the April 2, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-06 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 5, 2024 Board Meeting)
5. Consideration of Resolution 2024-07 Directing Chairman and District Staff to File a Petition Amending District Boundaries
6. Consideration of Conveyance Documents for Bella Vita Phase 3
7. Consideration of Conveyance Documents for Deer Run Phase 4
8. Ratification of Variance Agreement for Installation of Improvements within District Easement
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Number of Registered Voters—478
    - iv. Discussion Regarding Meeting Date & Time
10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

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

# MINUTES



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

The regular meeting of the Board of Supervisors of the North Powerline Road Community Development District was held on Tuesday, **April 2, 2024** at 10:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairperson
Daniel Arnette	Assistant Secretary
Emily Cassidy	Assistant Secretary
Kevin Chinoy	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the April 2, 2024 North Powerline Road Community Development District's Regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Four Board members were present 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 no members of the public were present and no members of the public joining via Zoom.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the February 6,  
2024 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the February 6, 2024 and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Arnette, seconded by Mr. Chinoy, with all in favor, the Minutes of the February 6, 2024 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2024-04  
Approving the Proposed Fiscal Year  
2024/2025 Budget (Suggested Date:  
August 6, 2024), Declaring Special  
Assessments, and Setting the Public  
Hearings on the Adoption of the Fiscal  
Year 2024/2025 Budget and the Imposition  
of Operations and Maintenance  
Assessments**

Ms. Burns presented the resolution to the Board and noted that the suggested date for the public hearing is August 6, 2024. The budget is showing an increase for the upcoming year with main line items from landscape maintenance, streetlight, and property insurance being the main components for the increase. There are a few new items that she brought to the Boards attention for consideration that included hog trapping and holiday decorations. The increase proposed in the budget for the single-family lots is \$156.21 per lot bringing the total assessment amount to \$863.66 and for the townhomes there is an increase of \$117.16 bringing the total assessment amount to \$647.00. The Board had several questions for staff and discussion ensued before a motion of approval. Ms. Burns noted that this will set the high mark and can be adjusted before or at the public hearing if the Board desires.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Resolution 2024-04 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 6, 2024), Declaring Special Assessments, and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget and the Imposition of Operations and Maintenance Assessments, was approved.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2024-05  
General Election Resolution and  
Announcement of Qualifying Period**

Ms. Burns stated that two seats are transitioning to resident control coming in November. Seats #4 and #5 that are held by Ms. Cassidy and Mr. Arnette will transition and any interested

residents will have to go to the Supervisors of Elections office during the qualifying period to sign up between June 10, 2024 at noon until June 14, 2024 at noon. In the event no residents are interested, there will be a resolution to keep the current Board members as holdover supervisors until residents fill those seats.

On MOTION by Mr. Chinoy, seconded by Ms. Schwenk, with all in favor, Resolution 2024-05 General Election Resolution and Announcement of Qualifying Period, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Gentry reminded the Board that ethics training will need to be completed by the end of the year.

#### **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 which was included in the agenda packet. Completed items included:

- Amenity review
  - Spring furniture cleaning.
  - Pool servicing frequency has improved with oak blossom season.
- Landscape review
  - New annuals have been installed.
  - Plant beds are neat and clean.
  - The new palm installed at the entrance is being monitored and looks like it is doing well.
  - Dead tree removal in phase one is complete.
- Pond review
  - Pond levels are still low at some places.
  - Phase 4 retention pond was added to scope at no cost.
  - Minor items noted for upcoming repairs.

The hog trapper set trap and maintained it for the approved month. Overall hog activity as judged by the perimeter reviews seems to have gone down.

**i. Consideration of Proposal for Landscape Maintenance Services for Phase 4 from Prince & Sons**

Mr. Tindall presented the proposal for landscape maintenance for Phase 4 Deer Run area from Prince & Sons totaling \$78,280. Ms. Burns noted that this total does not include the townhome portion.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Proposal for Landscape Maintenance Services for Phase 4 from Prince & Sons, was approved.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns presented the check register for review from February 1, 2024 through March 22, 2024 totaling \$344,442.16. She offered to answer any Board questions. Hearing none, there was a motion of approval.

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

**ii. Balance Sheet & Income Statement**

Ms. Burns presented the financials for the Boards review. There was no action necessary from the Board.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

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

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Chairman / Vice Chairman

## SECTION IV

## RESOLUTION 2024-06

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.**  
The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Rennie Heath	11/2026
2	Kevin Chinoy	11/2026
3	Lauren Schwenk	11/2024
4	Emily Cassidy	11/2024
5	Daniel Arnette	11/2024

This year, Seat 3, currently held by Lauren Schwenk is subject to a landowner election. The term of office for the successful landowner candidate shall commence upon election and shall be for a four year period. Seat 4, currently held by Emily Cassidy, and Seat 5, currently held by Daniel Arnette, are subject to a General Election process to be conducted by the Polk County Supervisor of Elections, which General Election process shall be addressed by a separate resolution.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida*

*Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 5th day of November 2024, at **10:00 AM** and located at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880**.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its **May 7, 2024** meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

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

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 7th day of May 2024.

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT  
DISTRICT**

**ATTEST:**

\_\_\_\_\_  
CHAIRPERSON / VICE CHAIRPERSON

\_\_\_\_\_  
SECRETARY / ASST. SECRETARY



## EXHIBIT A

### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within North Powerline Road Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 435.95 acres, more or less, and generally located north of North Boulevard East and east of Highway 17-92 North, partially within unincorporated Polk County, Florida and the City of Davenport, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	Tuesday, November 5, 2024
HOUR:	10:00 a.m.
LOCATION:	Holiday Inn – Winter Haven 200 Cypress Gardens Boulevard Winter Haven, Florida 33880

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801 Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager  
Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 5, 2024**

TIME: **10:00 A.M.**

LOCATION: **The Holiday Inn – Winter Haven  
200 Cypress Gardens Boulevard  
Winter Haven, Florida 33880**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election in a landowner seat for a four year period. The term of office for the successful landowner candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT  
POLK COUNTY, FLORIDA  
LANDOWNERS' MEETING – TUESDAY, NOVEMBER 5, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the North Powerline Road Community Development District to be held at the **Holiday Inn – Winter Haven, 200 Cypress Gardens Boulevard, Winter Haven, Florida 33880, on Tuesday, November 5, 2024, at 10:00 a.m.,** and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:**

\_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2023), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**  
**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**POLK COUNTY, FLORIDA**  
**LANDOWNERS' MEETING – TUESDAY, NOVEMBER 5, 2024**

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**For Election (1 Supervisor):** The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the North Powerline Road Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		

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

Signed: \_\_\_\_\_

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

## SECTION V

## RESOLUTION 2024-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2023-06, DIRECTING THE CHAIRPERSON AND DISTRICT STAFF TO FILE A PETITION WITH POLK COUNTY, REQUESTING THE ADOPTION OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("Act"), as established by Ordinance No. 18-036, adopted by the Board of County Commissioners of Polk County, Florida ("County"), and amended by Ordinance Nos. 20-028, 20-046, 22-001, 22-030, and 23-055 (together, the "Ordinance"), being situated within the County and the City of Davenport, Florida ("City"); and

**WHEREAS**, pursuant to the Act, the District is authorized to construct, acquire, operate and maintain infrastructure improvements and services; and

**WHEREAS**, the District presently consists of approximately 435.95 acres of land, more or less, as more fully described in the Ordinance; and

**WHEREAS**, the District previously adopted Resolution No. 2023-06, authorizing an amendment to the District's boundaries, and now wishes to amend said resolution to authorize an additional amendment to the boundaries; and

**WHEREAS**, the developer of the lands within the District ("Developer"), has approached the District and requested the District petition to amend its boundaries to add approximately **44.139** acres of land, more or less, and remove approximately **23.406** acres of land, more or less, as more particularly described in the attached **Composite Exhibit A** (together, "Boundary Amendment Parcels"), with precise acreage subject to confirmation; and

**WHEREAS**, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS**, conveyance of the Boundary Amendment Parcels in **Composite Exhibit A** to the Developer is not inconsistent with either the State or local comprehensive plans; and

**WHEREAS**, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

**WHEREAS**, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("Board"); and

**WHEREAS**, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the Town, and such other actions as are necessary in furtherance of the boundary amendment process.

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

**SECTION 1.** The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The Board hereby directs the Chairperson and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the Town to seek the amendment of the District's boundaries to contract the lands depicted in **Composite Exhibit A**, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundaries.

**SECTION 3.** The Board hereby authorizes the District Chairperson, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the Town and/or the County to amend the boundaries of the District.

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

**PASSED AND ADOPTED** this 7<sup>th</sup> day of May 2024.

ATTEST:

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

**Exhibit A:**      Boundary Amendment Parcels

**COMPOSITE EXHIBIT A**  
Boundary Amendment Parcels  
**Lands Being Added**



*Sketch & Description*

*CDD Addition*

*Sections 10 & 15, Township 27 South, Range 27 East  
Polk County, Florida*

Surveyor's Notes:

- 1.) Paper copies of this sketch are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for CDD Addition "A" sketch is based on a Florida West State Plane grid bearing of S 00°04'32" E for the East Boundary of the Northwest 1/4 of Section 15-27S-27E.
- 3.) The bearing structure for CDD Addition "B" sketch is based on a Florida West State Plane grid bearing of S 89°40'53" W for the South Boundary of the Northeast 1/4 of Section 10-27S-27E.
- 4.) THIS IS NOT A BOUNDARY SURVEY.

Stacy L. Brown PSM No. 6516  
SurvTech Solutions, Inc. LB No. 7340

<i>Drafted By: C. Evans</i>	<i>Approved By: S. Brown</i>	<i>Last Field Date: 03/12/24</i>	<i>Project No.: 240176</i>	<i>Drawing Name: 240176_SK2</i>
<i>Date Drafted: 04/05/24</i>	<i>Date Approved: 04/09/24</i>	<i>Field Book/Page: 23-27/28</i>	<i>Prior No.: N/A</i>	<i>Revision Date: N/A</i>

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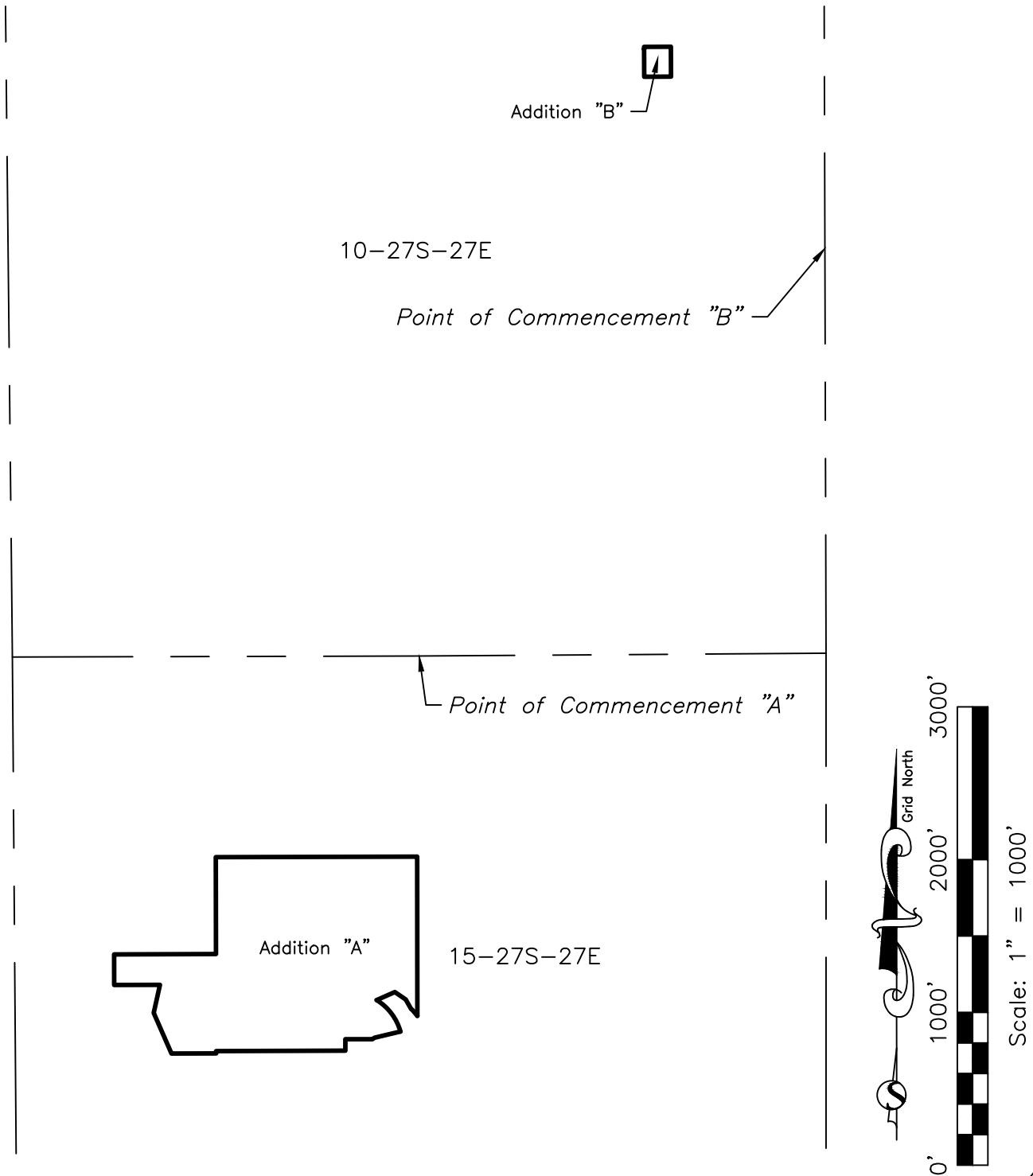
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340

email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

*Sketch & Description*

*CDD Addition*

*Sections 10 & 15, Township 27 South, Range 27 East  
Polk County, Florida*



PROJECT NO.: 240176  
PRIOR NO.: N/A  
LAST FIELD DATE: 03/12/24



**SURVTECH SOLUTIONS, INC.** SURVEYORS AND MAPPERS  
10220 U.S. Highway 92 East, Tampa, FL 33610  
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340  
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

*Sketch & Description*  
*CDD Addition "A"*  
*Section 15, Township 27 South, Range 27 East*  
*Polk County, Florida*

CDD Addition "A": As Written by SurvTech Solutions

A parcel of land being Tracts 21, 22, 23, 24, 27, and 28, of the Northwest 1/4 of Section 15, Township 27 South, Range 27 East, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said parcel of land also being a portion of Tracts 25, and 26, of the Northwest 1/4 of Section 15, Township 27 South, Range 27 East, per said plat of FLORIDA DEVELOPMENT CO. TRACT, said parcel of land also being a portion of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the Northwest 1/4 of Section 15, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the East boundary of the Northwest 1/4 of said Section 15, S 00°04'32" E a distance of 1313.05 feet; thence departing said East boundary, S 89°55'28" W a distance of 15.00 feet to a point marking the Northeast corner of Tract 24, of the Northwest 1/4 of said Section 15, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said point being the POINT OF BEGINNING; thence coincident with the East boundary of said Tract 24, and the East boundary of Tract 25, of the Northwest 1/4 of said Section 15, per said plat of FLORIDA DEVELOPMENT CO. TRACT, S 00°03'49" E a distance of 1042.23 feet; thence departing said East boundary, N 40°08'18" W a distance of 52.51 feet; thence N 56°49'02" W a distance of 7.93 feet; thence N 29°49'44" W a distance of 72.12 feet; thence N 55°25'14" W a distance of 86.34 feet; thence S 66°05'14" W a distance of 130.66 feet to a point coincident with a non-tangent curve concave to the Southwest, said curve having a radius of 355.00 feet, a delta angle of 42°38'31" and being subtended by a chord bearing S 37°02'23" E for a distance of 258.15 feet; thence coincident with the arc of said curve a distance of 264.21 feet; thence S 76°37'31" W a distance of 174.10 feet; thence S 53°58'17" W a distance of 16.21 feet; thence N 90°00'00" W a distance of 177.37 feet; thence S 00°00'00" E a distance of 74.90 feet to a point coincident with the South boundary of Tract 26, of the Northwest 1/4 of said Section 15, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence coincident with said South boundary, and the South boundary of Tracts 27, and 28, of the Northwest 1/4 of said Section 15, per said plat of FLORIDA DEVELOPMENT CO. TRACT, S 89°48'19" W a distance of 845.65 feet to a point marking the Southwest corner of said Tract 28; thence departing said South boundary, coincident with the Southerly extension of the West boundary of said Tract 28, S 00°06'26" E a distance of 15.00 feet to a point coincident with the South boundary of the Northwest 1/4 of said Section 15; thence coincident with said South boundary, S 89°48'19" W a distance of 292.15 feet; thence departing said South boundary, N 23°37'52" W a distance of 290.32 feet; thence N 12°29'15" E a distance of 188.22 feet; thence S 89°48'19" W a distance of 299.60 feet to a point coincident with the West boundary of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 15; thence coincident with said West boundary, N 00°06'21" W a distance of 200.01 feet to a point marking the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 15; thence departing said West boundary, coincident with the North boundary of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 15, N 89°47'59" E a distance of 666.58 feet to a point marking the Southwest corner of Tract 21, of the Northwest 1/4 of said Section 15, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence departing said North boundary, coincident with the West boundary of said Tract 21, N 00°06'26" W a distance of 634.37 feet to a point marking the Northwest corner of said Tract 21; thence departing said West boundary, coincident with the North boundary of said Tract 21, and the North boundary of Tracts 22-24, of the Northwest 1/4 of said Section 15, per said plat of FLORIDA DEVELOPMENT CO. TRACT, N 89°51'17" E a distance of 1318.11 feet to the POINT OF BEGINNING.

Containing an area of 1888322.89 square feet, 43.350 acres, more or less.

PROJECT NO.: 240176  
PRIOR NO.: N/A  
LAST FIELD DATE: 03/12/24



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS  
10220 U.S. Highway 92 East, Tampa, FL 33610  
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340  
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

**Sketch & Description**  
**CDD Addition "A"**  
 Section 15, Township 27 South, Range 27 East  
 Polk County, Florida

Line Information:

LINE	BEARING	DISTANCE
L1	S 89°55'28" W	15.00'
L2	N 40°08'18" W	52.51'
L3	N 56°49'02" W	7.93'
L4	N 29°49'44" W	72.12'
L5	N 55°25'14" W	86.34'
L6	S 66°05'14" W	130.66'
L7	S 76°37'31" W	174.10'
L8	S 53°58'17" W	16.21'
L9	N 90°00'00" W	177.37'
L10	S 00°00'00" E	74.90'
L11	S 00°06'26" E	15.00'
L12	N 23°37'52" W	290.32'
L13	N 12°29'15" E	188.22'
L14	N 00°06'21" W	200.01'

Point of Commencement "A"

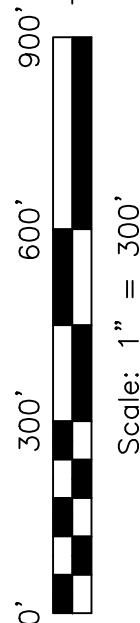
Northeast Corner of  
the Northwest 1/4 of  
Section 15-27S-27E

East Boundary of  
the Northwest 1/4 of  
Section 15-27S-27E

Total Acreage  
1888322.89 Square Feet  
43.350 Acres

L1

S 00°04'32" E 1313.05'



Northeast 1/4 of  
the Southwest 1/4 of  
the Northwest 1/4 of  
Section 15-27S-27E

North Boundary of  
the Southeast 1/4 of  
the Southwest 1/4 of  
the Northwest 1/4 of  
Section 15-27S-27E

N 89°47'59" E 666.58'

N 00°06'26" W 634.37'

Parcel: 27-27-15  
-739500-030210  
Almatt, LLC  
346 East Central Avenue  
Winter Haven, FL 33880  
OR Book 10996, Page 1041

TRACT 21

TRACT 22

Parcel: 27-27-15  
-739500-030230  
Berry Real Estate, LLC  
346 East Central Avenue  
Winter Haven, FL 33880  
OR Book 10994, Page 847

TRACT 23

TRACT 24

TRACT 27

TRACT 26

TRACT 25

Portion of  
Parcel: 27-27-15-739500-040501  
Cassidy Holdings, LLC  
346 East Central Avenue  
Winter Haven, FL 33880  
OR Book 11194, Page 1404

FLORIDA DEVELOPMENT CO. TRACT  
Plat Book 3, Page 60

West Boundary of  
the Southeast 1/4 of  
the Southwest 1/4 of  
the Northwest 1/4 of  
Section 15-27S-27E

TRACT 28

S 89°48'19" W  
299.60'

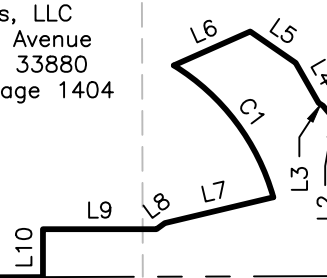
L13  
L12

S 89°48'19" W  
292.15'

South Boundary of  
the Northwest 1/4 of  
Section 15-27S-27E

S 89°48'19" W 845.65'

L11



Curve Information:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	355.00'	264.21'	S 37°02'23" E	258.15'	42°38'31"	138.56'

PROJECT NO.: 240176  
 PRIOR NO.: N/A  
 LAST FIELD DATE: 03/12/24



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*Sketch & Description*  
*CDD Addition "B"*  
*Section 10, Township 27 South, Range 27 East*  
*Polk County, Florida*

CDD Addition "B": As Written by SurvTech Solutions

A parcel of land being a portion of Tract 21, of the Northeast 1/4 of Section 10, Township 27 South, Range 27 East, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said parcel of land also being the lands described per Official Records Book 11899, Page 237, of the Public Records of Polk County, Florida, lying and being in the Northeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Southeast corner of the Northeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the South boundary of the Northeast 1/4 of said Section 10, S 89°40'53" W a distance of 1336.49 feet; thence departing said South boundary, N 00°16'12" W a distance of 30.00 feet to a point coincident with the North Right-of-way boundary of Neal Road, per DEER RUN, as recorded in Plat Book 199, Page 37, of the Public Records of Polk County, Florida, said point being the Southwest corner of Parcel A, per said plat of DEER RUN, thence coincident with the Westerly boundary of said Parcel A for the following three (3) courses: 1.) N 00°16'12" W a distance of 633.06 feet; 2.) thence S 89°42'18" W a distance of 264.00 feet; 3.) thence N 00°16'12" W a distance of 648.17 feet to a point coincident with the South Right-of-way boundary of South Boulevard East, per FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said point being the Northwest corner of said Parcel A; thence departing said Westerly boundary, coincident with said South Right-of-way boundary, and the Northerly boundary of said Parcel A, N 89°43'42" E a distance of 423.34 feet to a point coincident with the West boundary of the lands described per Official Records Book 11899, Page 237, of the Public Records of Polk County, Florida, said point being the POINT OF BEGINNING; thence departing said South Right-of-way boundary, and said Northerly boundary, coincident with said West boundary, N 00°14'36" W a distance of 15.00 feet to a point marking the Northwest corner of said lands; thence departing said West boundary, coincident with the North boundary of said lands described per Official Records Book 11899, Page 237, N 89°43'42" E a distance of 175.40 feet to a point marking the Northeast corner of said lands; thence departing said North boundary, coincident with the East boundary of said lands described per Official Records Book 11899, Page 237, S 00°14'36" E a distance of 15.00 feet to a point coincident with the aforesaid South Right-of-way boundary of South Boulevard East, said point also being coincident with the Northerly boundary of said Parcel A; thence coincident with said Northerly boundary for the following three courses: 1.) S 00°14'36" E a distance of 181.00 feet; 2.) S 89°43'42" W a distance of 175.40 feet; 3.) thence N 00°14'36" W a distance of 181.00 feet to the POINT OF BEGINNING.

Containing an area of 34378.40 square feet, 0.789 acres, more or less.

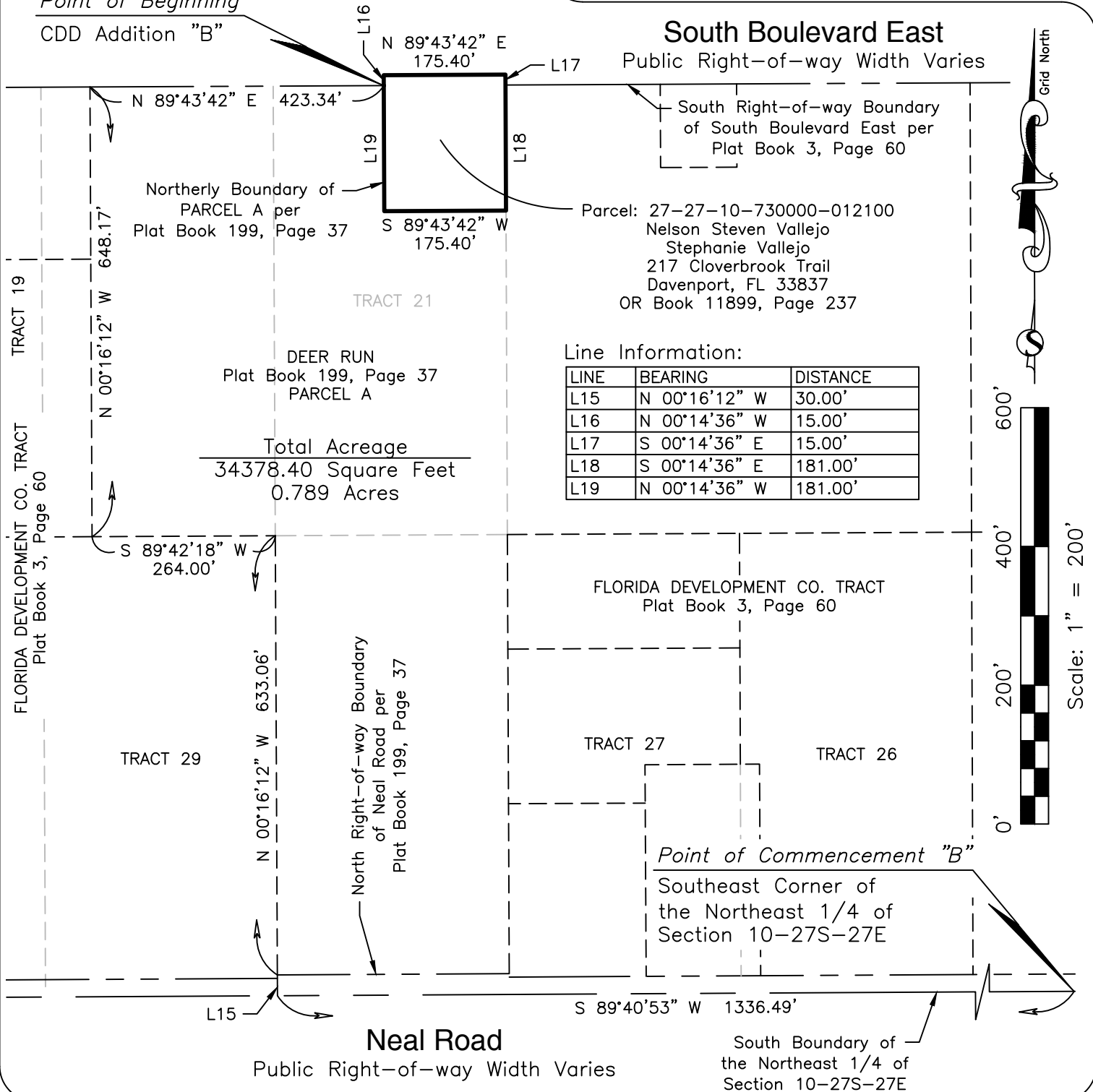
PROJECT NO.: 240176  
PRIOR NO.: N/A  
LAST FIELD DATE: 03/12/24



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*Sketch & Description  
CDD Addition "B"*  
Section 10, Township 27 South, Range 27 East  
Polk County, Florida

*Point of Beginning*  
CDD Addition "B"



PROJECT NO.: 240176  
PRIOR NO.: N/A  
LAST FIELD DATE: 03/12/24



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COMPOSITE EXHIBIT A  
Boundary Amendment Parcels  
**Lands Being Removed**

*Sketch & Description*  
*CDD Removal*  
*Sections 3 & 10, Township 27 South, Range 27 East*  
*Polk County, Florida*

Surveyor's Notes:

- 1.) Paper copies of this sketch are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for CDD Removal "A" sketch is based on a Florida West State Plane grid bearing of S 00°09'46" E for the East Boundary of the Northeast 1/4 of Section 10-27S-27E.
- 3.) The bearing structure for CDD Removal "B" sketch is based on a Florida West State Plane grid bearing of S 89°46'19" W for the North Boundary of the Northeast 1/4 of Section 10-27S-27E.
- 4.) The bearing structure for CDD Removal "C" sketch is based on a Florida West State Plane grid bearing of N 00°12'06" W for the East Boundary of the Southeast 1/4 of Section 3-27S-27E.
- 5.) THIS IS NOT A BOUNDARY SURVEY.

Stacy L. Brown PSM No. 6516  
SurvTech Solutions, Inc. LB No. 7340

<i>Drafted By: C. Evans</i>	<i>Approved By: S. Brown</i>	<i>Last Field Date: 03/12/24</i>	<i>Project No.: 240176</i>	<i>Drawing Name: 240176_SK3</i>
<i>Date Drafted: 04/05/24</i>	<i>Date Approved: 04/09/24</i>	<i>Field Book/Page: 23-27/28</i>	<i>Prior No.: N/A</i>	<i>Revision Date: N/A</i>

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*Sketch & Description*  
*CDD Removal*  
*Sections 3 & 10, Township 27 South, Range 27 East*  
*Polk County, Florida*

3-27S-27E

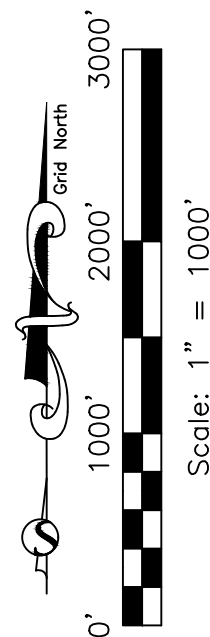
Removal "C"

Removal "B"

Removal "A"

Point of Commencement "A"

10-27S-27E



PROJECT NO.: 240176  
 PRIOR NO.: N/A  
 LAST FIELD DATE: 03/12/24



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## *Sketch & Description*

### *CDD Removal "A"*

*Section 10, Township 27 South, Range 27 East  
Polk County, Florida*

#### CDD Removal "A": As Written by SurvTech Solutions

A parcel of land being a portion of Tracts I, K, L, and M, of the Northeast 1/4 of Section 10, Township 27 South, Range 27 East, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said parcel of land also being a portion of platted Right-of-way, per said plat of FLORIDA DEVELOPMENT CO. TRACT, as vacated per Official Records Book 12630, Page 79, of the Public Records of Polk County, Florida, lying and being in the Northeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the Northeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the East boundary of the Northeast 1/4 of said Section 10, S 00°09'46" E a distance of 15.00 feet to a point coincident with the Easterly extension of the South Right-of-way boundary of Horseshoe Creek Road, per FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said point being the POINT OF BEGINNING; thence continue coincident with the East boundary of the Northeast 1/4 of said Section 10, S 00°09'46" E a distance of 1249.73 feet to a point coincident with the Easterly extension of the North Right-of-way boundary of South Boulevard East, as depicted on Official Records Book 12658, Page 2241, of the Public Records of Polk County, Florida; thence departing said East boundary, coincident with said Easterly extension and the North Right-of-way boundary of South Boulevard East, S 89°43'42" W a distance of 484.29 feet to a point marking the Southwest corner of the lands described per Official Records Book 11689, Page 3, of the Public Records of Polk County, Florida; thence departing said North Right-of-way boundary, coincident with the Westerly boundary of said lands for the following two (2) courses: 1.) N 00°47'21" W a distance of 275.15 feet; 2.) thence S 89°41'50" W a distance of 150.07 feet to a point coincident with the East Right-of-way boundary of East Boulevard, per MAP OF DAVENPORT, as recorded in Plat Book 3, Page 58, of the Public Records of Polk County, Florida; thence departing said Westerly boundary, coincident with said East Right-of-way boundary, N 00°47'09" W a distance of 342.38 feet to a point coincident with the aforesaid Westerly boundary of the lands described per Official Records Book 11689, Page 3; thence departing said East Right-of-way boundary, coincident with the Westerly boundary of said lands for the following four (4) courses: 1.) N 89°44'32" E a distance of 144.94 feet; 2.) thence N 00°47'16" W a distance of 132.50 feet; 3.) thence N 89°44'32" E a distance of 155.00 feet; 4.) thence N 00°47'11" W a distance of 500.16 feet to a point coincident with the South Right-of-way boundary of Horseshoe Creek Road, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence departing said Westerly boundary, coincident with said South Right-of-way boundary, N 89°46'19" E a distance of 348.03 feet to the POINT OF BEGINNING.

Containing an area of 590919.55 square feet, 13.566 acres, more or less.

PROJECT NO.: 240176  
PRIOR NO.: N/A  
LAST FIELD DATE: 03/12/24



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS  
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email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

# Sketch & Description

## CDD Removal "A"

Section 10, Township 27 South, Range 27 East  
Polk County, Florida

### Point of Commencement "A"

Northeast Corner of  
the Northeast 1/4 of  
Section 10-27S-27E

### Horseshoe Creek Road

Public Right-of-way Width Varies

### Point of Beginning CDD Removal "A"

Platted Right-of-way Vacated  
per OR Book 12630, Page 79

Total Acreage  
590919.55 Square Feet  
13.566 Acres

(A) South Right-of-way Boundary  
of Horseshoe Creek Road per  
Plat Book 3, Page 60

East Boundary of  
the Northeast 1/4 of  
Section 10-27S-27E

Parcel: 27-27-10-730000-011201  
GLK Real Estate, LLC  
346 East Central Avenue  
Winter Haven, FL 33880  
OR Book 12145, Page 1808

### Line Information:

LINE	BEARING	DISTANCE
L1	S 00°09'46" E	15.00'
L2	S 89°41'50" W	150.07'
L3	N 89°44'32" E	144.94'
L4	N 00°47'16" W	132.50'
L5	N 89°44'32" E	155.00'

### East Boulevard

80' Public Right-of-way

East Right-of-way Boundary  
of East Boulevard per  
Plat Book 3, Page 58

S 89°43'42" W 484.29'

### South Boulevard East

Public Right-of-way Width Varies North Right-of-way Boundary of  
South Boulevard East as depicted  
on OR Book 12658, Page 2241

### TRACT I

Parcel: 27-27-10-730000-010901  
GLK Real Estate, LLC  
346 East Central Avenue  
Winter Haven, FL 33880  
OR Book 11689, Page 3

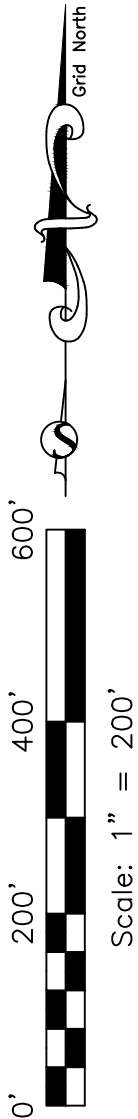
### TRACT K

Parcel: 27-27-10-730000-010905  
Polk County, PO Box 988  
Bartow, FL 33831  
OR Book 12658, Page 2241

### TRACT L

Parcel: 27-27-10-730000-011202  
GLK Real Estate, LLC  
346 East Central Avenue  
Winter Haven, FL 33880  
OR Book 11689, Page 3

### TRACT M



PROJECT NO.: 240176  
PRIOR NO.: N/A  
LAST FIELD DATE: 03/12/24



SURVTECH SOLUTIONS, INC.

SURVEYORS AND MAPPERS

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email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

*Sketch & Description*

*CDD Removal "B"*

*Section 10, Township 27 South, Range 27 East  
Polk County, Florida*

CDD Removal "B": As Written by SurvTech Solutions

A parcel of land being a portion of Tract I, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, lying and being in the Northeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the Northeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the North boundary of the Northeast 1/4 of said Section 10, S 89°46'19" W a distance of 647.98 feet; thence departing said North boundary, S 00°13'41" E a distance of 15.00 feet to a point marking the Northwest corner of Tract I, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said point being the POINT OF BEGINNING; thence coincident with the North boundary of said Tract I, N 89°46'19" E a distance of 233.16 feet to a point coincident with the apparent North Right-of-way boundary of Horseshoe Creek Road; thence departing said North boundary, coincident with said North Right-of-way boundary for the following three (3) courses: 1.) S 59°54'29" W a distance of 73.24 feet to a point coincident with a tangent curve concave to the North, said curve having a radius of 140.00 feet, a delta angle of 29°12'04" and being subtended by a chord bearing S 74°30'31" W for a distance of 70.58 feet; 2.) thence coincident with the arc of said curve a distance of 71.35 feet; 3.) thence S 89°06'33" W a distance of 101.02 feet to a point coincident with the East Right-of-way boundary of East Boulevard, per MAP OF DAVENPORT, as recorded in Plat Book 3, Page 58, of the Public Records of Polk County, Florida; thence departing said North Right-of-way boundary, coincident with said East Right-of-way boundary, N 00°47'09" W a distance of 56.22 feet to the POINT OF BEGINNING.

Containing an area of 10122.14 square feet, 0.232 acres, more or less.

PROJECT NO.: 240176  
PRIOR NO.: N/A  
LAST FIELD DATE: 03/12/24



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**Sketch & Description**  
**CDD Removal "B"**  
 Section 10, Township 27 South, Range 27 East  
 Polk County, Florida

Curve Information:

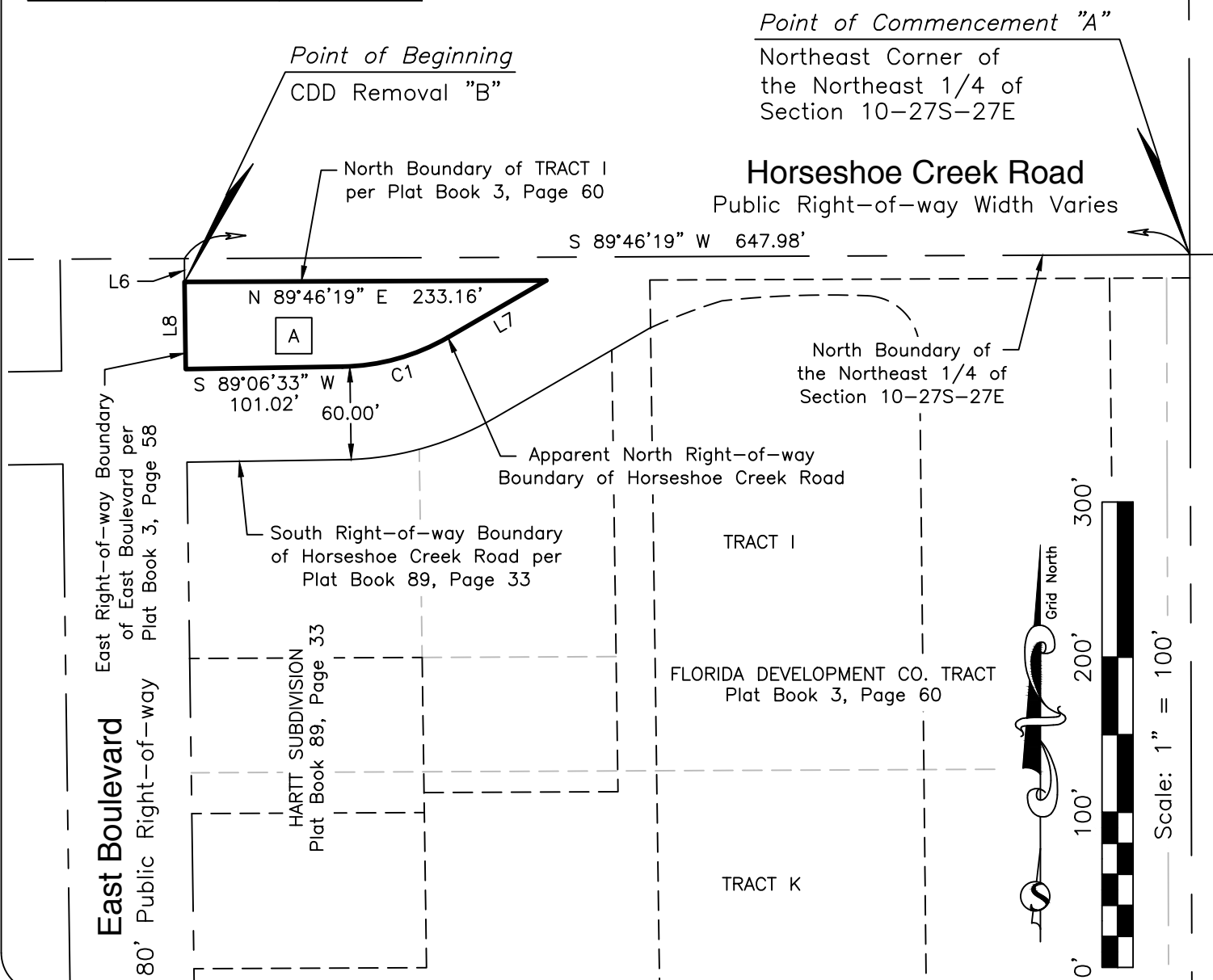
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	140.00'	71.35'	S 74°30'31" W	70.58'	29°12'04"	36.47'

Line Information:

LINE	BEARING	DISTANCE
L6	S 00°13'41" E	15.00'
L7	S 59°54'29" W	73.24'
L8	N 00°47'09" W	56.22'

**A** Parcel: 27-27-10-730000-010904  
 GLK Real Estate, LLC  
 346 East Central Avenue  
 Winter Haven, FL 33880  
 OR Book 11689, Page 3

Total Acreage  
 10122.14 Square Feet  
 0.232 Acres



PROJECT NO.: 240176  
 PRIOR NO.: N/A  
 LAST FIELD DATE: 03/12/24



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*Sketch & Description*

*CDD Removal "C"*

*Section 3, Township 27 South, Range 27 East  
Polk County, Florida*

CDD Removal "C": As Written by SurvTech Solutions

A parcel of land being Tracts G, and H, of the Southeast 1/4 of Section 3, Township 27 South, Range 27 East, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said parcel of land also being a portion of platted Right-of-way, per said plat of FLORIDA DEVELOPMENT CO. TRACT, as vacated per Official Records Book 12630, Page 79, of the Public Records of Polk County, Florida, lying and being in the Southeast 1/4 of Section 3, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Southeast corner of the Southeast 1/4 of Section 3, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the East boundary of the Southeast 1/4 of said Section 3, N 00°12'06" W a distance of 15.00 feet to a point coincident with the Easterly extension of the North Right-of-way boundary of Horseshoe Creek Road, per FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said point being the POINT OF BEGINNING; thence departing said East boundary, coincident with said Easterly extension and the North Right-of-way boundary of Horseshoe Creek Road, S 89°46'19" W a distance of 648.47 feet to a point marking the Southwest corner of Tract H, of the Southeast 1/4 of said Section 3, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence departing said North Right-of-way boundary, coincident with the West boundary of said Tract H, and the West boundary of Tract G, of the Southeast 1/4 of said Section 3, per said plat of FLORIDA DEVELOPMENT CO. TRACT, N 00°50'53" W a distance of 641.65 feet to a point marking the Northwest corner of said Tract G; thence departing said West boundary, coincident with the North boundary of said Tract G and the Easterly extension thereof, N 89°43'58" E a distance of 655.71 feet to a point coincident with the East boundary of the Southeast 1/4 of said Section 3; thence departing the Easterly extension of said North boundary, coincident with said East boundary, S 00°12'06" E a distance of 642.06 feet to the POINT OF BEGINNING.

Containing an area of 418537.66 square feet, 9.608 acres, more or less.

PROJECT NO.: 240176  
PRIOR NO.: N/A  
LAST FIELD DATE: 03/12/24

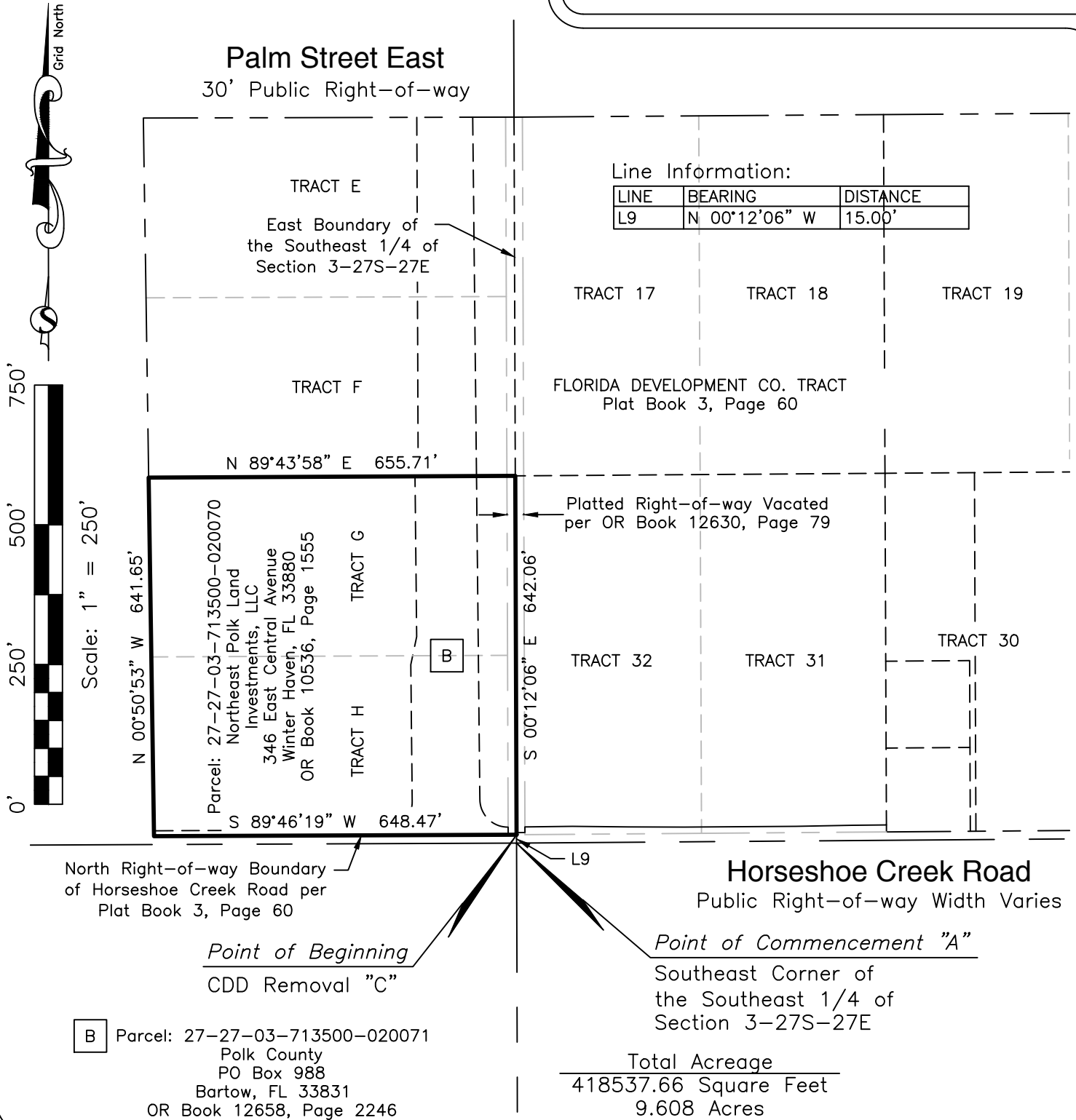


SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS  
10220 U.S. Highway 92 East, Tampa, FL 33610  
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340  
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

# Sketch & Description

## CDD Removal "C"

Section 3, Township 27 South, Range 27 East  
Polk County, Florida



PROJECT NO.: 240176  
PRIOR NO.: N/A  
LAST FIELD DATE: 03/12/24



**SURVTECH SOLUTIONS, INC.** SURVEYORS AND MAPPERS  
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phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340  
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

## SECTION VI



PREPARED BY AND RETURN TO:

Lauren Gentry, Esquire  
KILINSKI | VAN WYK PLLC  
P.O. Box 6386  
Tallahassee, Florida 32314

**SPECIAL WARRANTY DEED**  
**[Bella Vita Phase 3]**

THIS SPECIAL WARRANTY DEED is executed as of this \_\_\_\_ day of May 2024, by **CH DEV, LLC**, a Florida limited liability company with a mailing address of 346 East 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 c/o Governmental Management Services – Central Florida, LLC, 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, conveys and confirms unto the grantee, all that certain land situated in Polk County, Florida, further described as follows:

**Tracts C-1 and C-2, together with the Internal Rights-of-Way identified as Swan Swim Drive, Penguin Boulevard, Canary Avenue, Puffin Place, and Goose Road, all as identified on the Plat titled “Bella Vita Phase 3” recorded at Book 198, Pages 1-8, of the Official 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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

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

**RESERVATION OF EASEMENT**

**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.

GRANTOR(S) hereby reserves unto itself and its successors and assigns, and grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property and Easement areas, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for any drainage, hardscaping, landscaping, irrigation, wetland and related improvements, as applicable, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property and Easement areas; provided, however, that grantor's reservation of rights hereunder shall not be deemed to impose any obligations on grantor to maintain, repair or replace any part of the Property or Easement areas or improvements located thereon.

*[Signatures on following page]*

**IN WITNESS WHEREOF**, the Parties have caused this Special Warranty Deed to be executed as of the day and year first written above.

**GRANTOR:**

Signed, sealed and delivered  
in the presence of:

**CH DEV, LLC**  
a Florida limited liability company

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

Print: \_\_\_\_\_  
Title: \_\_\_\_\_

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

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

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of May 2024, by \_\_\_\_\_, on behalf of CH DEV, LLC, a Florida limited liability company.

[notary seal]

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

**ACCEPTANCE BY GRANTEE**

By execution of this Special Warranty Deed, grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this \_\_\_\_ day of May, 2024.

Signed, sealed and delivered  
in the presence of:

Witnesses:

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

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Chairperson  
Board of Supervisors

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

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

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of May, 2024, by Warren K. (“Rennie”) Heath, as Chairperson of the Board of Supervisors of the North Powerline Road Community Development District.

[notary seal]

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

PREPARED BY AND RETURN TO:  
Lauren Gentry  
KILINSKI | VAN WYK PLLC  
P.O. Box 6386  
Tallahassee, Florida 32314

**LIMITED LIABILITY COMPANY  
AFFIDAVIT FOR DEED  
[BELLA VITA PHASE 3]**

STATE OF FLORIDA  
COUNTY OF POLK

I, \_\_\_\_\_ (“Affiant”), on being duly sworn, state:

1. I am the \_\_\_\_\_ of CH DEV, 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 \_\_\_\_ day of May 2024 by \_\_\_\_\_, on behalf of CH DEV, LLC.

[notary seal]

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

**Exhibit A**  
**PROPERTY DESCRIPTION**

**Tracts C-1 and C-2, together with the Internal Rights-of-Way identified as Swan Swim Drive, Penguin Boulevard, Canary Avenue, Puffin Place, and Goose Road, all as identified on the Plat titled “Bella Vita Phase 3” recorded at Book 198, Pages 1-8, of the Official Records of Polk County, Florida**

## **OWNER'S AFFIDAVIT**

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

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_ (“Affiant”) as Manager of CH DEV, LLC, a Florida limited liability company (the “Company” or “Owner”), with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880, who after first being duly sworn deposes and states as follows:

1. That Affiant knows of his own knowledge that CH DEV, LLC is the owner of the fee simple title in and to certain lands located in Polk County, Florida described as follows:

Tracts C-1 and C-2, together with the Internal Rights-of-Way identified as Swan Swim Drive, Penguin Boulevard, Canary Avenue, Puffin Place, and Goose Road, all as identified on the Plat titled “Bella Vita Phase 3” recorded at Book 198, Pages 1-8, of the Official Records of Polk County, Florida

2. That the above described land together with all improvements thereon (“Property”) is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever.

3. Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely.

4. That there are no mechanic’s or materialman’s or laborer’s liens against the above described Property, nor any part thereof, and that no contractor, subcontractor, laborer or materialman, engineer, land engineer, or surveyor has any lien against said Property, or any part thereof.

5. That within the past ninety (90) days, the Owner has not made any improvements, alterations or repairs to the above described Property for which costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same at the instance of the Owner which remain unpaid.

6. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

7. Affiant knows of no action or proceeding relating to the Property, which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.

8. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property,

nor are there any special assessments or taxes which are not shown as existing liens by the public records.

9. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

**FURTHER AFFIANT SAYETH NOT.**

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of May, 2024, by \_\_\_\_\_, as \_\_\_\_\_ of CH DEV, LLC, a Florida limited liability company, on behalf of company.

[notary seal]

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



## SECTION VII

PREPARED BY AND RETURN TO:

Lauren Gentry, Esquire  
KILINSKI | VAN WYK PLLC  
P.O. Box 6386  
Tallahassee, Florida 32314

**SPECIAL WARRANTY DEED**  
**[Deer Run]**

THIS SPECIAL WARRANTY DEED is executed as of this \_\_\_\_ day of May 2024, by **GLK REAL ESTATE, LLC**, a Florida limited liability company with a mailing address of 346 East 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 c/o Governmental Management Services – Central Florida, LLC, 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, conveys and confirms unto the grantee, all that certain land situated in Polk County, Florida, further described as follows:

**Tracts A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, together with the Internal Rights-of Way identified as Doe Run Drive, White Tail Street, Moose Trail Place, Irish Elk Avenue, Mystery Court, and Mystery Circle, all as identified on the Plat titled “Deer Run” recorded at Book 199, Pages 37-42 of the Official 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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

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

**RESERVATION OF EASEMENT**

**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.

GRANTOR(S) hereby reserves unto itself and its successors and assigns, and grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property and Easement areas, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for any drainage, hardscaping, landscaping, irrigation, wetland and related improvements, as applicable, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property and Easement areas; provided, however, that grantor's reservation of rights hereunder shall not be deemed to impose any obligations on grantor to maintain, repair or replace any part of the Property or Easement areas or improvements located thereon.

*[Signatures on following page]*

**IN WITNESS WHEREOF**, the Parties have caused this Special Warranty Deed to be executed as of the day and year first written above.

**GRANTOR:**

Signed, sealed and delivered  
in the presence of:

**GLK REAL ESTATE, LLC**  
a Florida limited liability company

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

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

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online  
notarization this \_\_\_\_ day of May 2024, by \_\_\_\_\_, on behalf of GLK Real Estate, LLC,  
a Florida limited liability company.

[notary seal]

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

**ACCEPTANCE BY GRANTEE**

By execution of this Special Warranty Deed, grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this \_\_\_\_ day of May, 2024.

Signed, sealed and delivered  
in the presence of:

Witnesses:

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

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Chairperson  
Board of Supervisors

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

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

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of May, 2024, by Warren K. ("Rennie") Heath, as Chairperson of the Board of Supervisors of the North Powerline Road Community Development District.

[notary seal]

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

PREPARED BY AND RETURN TO:  
Lauren Gentry  
KILINSKI | VAN WYK PLLC  
P.O. Box 6386  
Tallahassee, Florida 32314

**LIMITED LIABILITY COMPANY  
AFFIDAVIT FOR DEED  
[DEER RUN]**

STATE OF FLORIDA  
COUNTY OF POLK

I, \_\_\_\_\_ (“Affiant”), on being duly sworn, state:

1. I am the \_\_\_\_\_ of GLK 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 \_\_\_\_ day of May 2024 by \_\_\_\_\_, on behalf of GLK Real Estate, LLC.

[notary seal]

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

**Exhibit A**  
**PROPERTY DESCRIPTION**

**Tracts A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, together with the Internal Rights-of Way identified as Doe Run Drive, White Tail Street, Moose Trail Place, Irish Elk Avenue, Mystery Court, and Mystery Circle, all as identified on the Plat titled “Deer Run” recorded at Book 199, Pages 37-42 of the Official Records of Polk County, Florida.**

## **OWNER'S AFFIDAVIT**

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

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_ (“Affiant”) as Manager of GLK Real Estate, LLC, a Florida limited liability company (the “Company” or “Owner”), with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880, who after first being duly sworn deposes and states as follows:

1. That Affiant knows of his own knowledge that GLK Real Estate, LLC is the owner of the fee simple title in and to certain lands located in Polk County, Florida described as follows:

Tracts A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, together with the Internal Rights-of Way identified as Doe Run Drive, White Tail Street, Moose Trail Place, Irish Elk Avenue, Mystery Court, and Mystery Circle, all as identified on the Plat titled “Deer Run” recorded at Book 199, Pages 37-42 of the Official Records of Polk County, Florida.

2. That the above described land together with all improvements thereon (“Property”) is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever.

3. Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely.

4. That there are no mechanic’s or materialman’s or laborer’s liens against the above described Property, nor any part thereof, and that no contractor, subcontractor, laborer or materialman, engineer, land engineer, or surveyor has any lien against said Property, or any part thereof.

5. That within the past ninety (90) days, the Owner has not made any improvements, alterations or repairs to the above described Property for which costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same at the instance of the Owner which remain unpaid.

6. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

7. Affiant knows of no action or proceeding relating to the Property, which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.

8. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property,



nor are there any special assessments or taxes which are not shown as existing liens by the public records.

9. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

**FURTHER AFFIANT SAYETH NOT.**

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of May, 2024, by \_\_\_\_\_, as \_\_\_\_\_ of GLK Real Estate, LLC, a Florida limited liability company, on behalf of company.

[notary seal]

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

## SECTION VIII

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

INSTR # 2024096753  
BK 13093 Pgs 1089-1093 PG(s)5  
04/26/2024 11:02:47 AM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 44.00

---

**VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS  
WITHIN DISTRICT EASEMENT**

This *Variance Agreement for Installation of Improvements within District Easement* ("Agreement") is entered into as of this 24 day of April, 2024, by and among the North Powerline Road Community Development District ("District"), a local unit of special purpose government created pursuant to the Chapter 190, Florida Statutes, with a mailing address of c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and the following owner(s) of the Property as defined herein ("Owner"):

Name of Owner: Meritage Homes of Florida, Inc

**WITNESSETH:**

**WHEREAS**, Owner is the owner of the real property identified below ("Property"):

Lots: Block 17, Lots 1-5; Block 18, Lots 4-6; Title of Plat: Deer Run

Plat Book: 199, Pages: 37 et seq.; Recorded in the Official Records of Polk County, Florida; and

**WHEREAS**, Owner desires to install fencing along side lot lines ("Improvements") which extends to the hardscaping wall at the rear of each lot within a District "Private Wall and Drainage Easement" or "Private Landscape and Fence Easement" (each, an "Easement") on the Property ("License Area"), as shown on the Plat; and

**WHEREAS**, due to the District's legal interests in the Easement, among other reasons, Owner requires the District's consent before installing Improvements within the License Area; and

**WHEREAS**, the District has consented to the installation of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

**NOW, THEREFORE**, in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

**1. Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

**2. License for Improvements Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the District hereby grants Owner the right, privilege, and permission to install and maintain removable Improvements on the License Area.

3. **Owner Responsibilities.** Owner has the following responsibilities.

- a. Owner shall be fully responsible for the installation and maintenance of the Improvements and shall be responsible for ensuring that the installation and maintenance of the Improvements are conducted in compliance with all applicable laws, rules, and regulations (including but not limited to building codes, set back requirements, stormwater permits, community architectural requirements, etc.). **Please note that this Agreement grants approval from the District ONLY, and the Owner is solely responsible for obtaining approvals from and complying with requirements of all other jurisdictions, including the homeowner's association.**
- b. Owner acknowledges that it may be necessary for the District to access the Easement area to perform maintenance or inspections of the wall or other infrastructure, or for other purposes associated with the Easement. Owner agrees to permit the District to access the Easement upon request, and agrees to notify the District if the wall or other District infrastructure should need maintenance or other attention.
- c. The District, by entering into this Agreement, does not represent that the District has authority to provide all necessary approvals for the installation of the Improvements. Instead, Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work (including but not limited to any approvals of any applicable homeowner's association, as well as any other necessary legal interests and approvals).
- d. Owner shall ensure that the installation and maintenance of the Improvements does not damage any property or improvements of the District or any third party's property, and, in the event of any such damage, Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option.
- e. Owner's exercise of rights hereunder shall not interfere with the District's rights under the Easement. Further, if the Improvements include a fence, such fence shall be installed so as not to impede the flow of water through swales or other drainage structures. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any culvert pipe or utilities that may be located within the Easement. It shall be Owner's responsibility to locate and identify any such stormwater improvements and/or utilities. Further, Owner shall pay a licensed and insured professional contractor to mark any existing improvements and/or utilities prior to installation of the Improvements and to perform the work to install the Improvements. The District, its officers, supervisors, employees, professional staff and agents shall be named as a certificate holder under the contractor's, or Owner's, insurance policy for said work.
- f. Additionally, Owner shall keep the License Area free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Owner's exercise of rights under this Agreement, and Owner shall immediately discharge any such claim or lien.

4. **Removal and/or Replacement of Improvements.** The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Easement(s) described above and agrees never to deny such interest or to interfere in any way with the District's use. Owner will exercise the privilege granted herein at Owner's own risk and agrees that Owner will never claim any damages against the District for any injuries or damages suffered on account of

the exercise of such privilege, regardless of the fault or negligence of the District. Owner agrees to promptly remove the Improvements at his/her own cost in the event that the District requires access to the Easement. Owner further acknowledges that, without notice, the District may remove all, or any portion or portions, of the Improvements installed upon the License Area at Owner's expense, and that the District is not obligated to return or re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or their supporting structure as a result of the removal.

**5. Indemnification.** Owner agrees to indemnify, defend and hold harmless the District, as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.

**6. Covenants Run with the Land.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the Property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns.

**7. Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District 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.

**8. Default.** A default by either party under this Agreement -- including but not limited to Owner's failure to meet its obligations under Section 3 above -- shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance.

**9. Enforcement; Attorney's Fees & Costs.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The exclusive venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in and for Polk County, Florida. The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**10. Counterparts.** This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and date first above written.

Signed, sealed and delivered  
in the presence of:

By: Alexandra Flores  
Print Name: Alexandra Flores  
Address: 5331 Millenia Lakes Blvd  
Orlando FL 32839

OWNER

By: Brian Kittle  
Print Name

By: Barbara Stachnik  
Print Name: Barbara Stachnik  
Address: 5331 Millenia Lakes Blvd  
Orlando FL 32839

STATE OF FLORIDA )  
COUNTY OF Orange )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24 day of April, 2024, by Brian Kittle on behalf of Mentage Homes of FL Inc.. He/She ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

Alexandra Flores  
NOTARY PUBLIC

Alexandra Flores  
(Print, Type or Stamp Commissioned Name of Notary Public)

[signatures continue on following page]

[SIGNATURE PAGE TO VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS  
WITHIN DISTRICT EASEMENT]

Signed, sealed and delivered  
in the presence of:

By: [Signature]  
Print Name: Michael H. Cassidy  
Address: 5416 E Central Ave  
Winter Haven FL 33880

DISTRICT

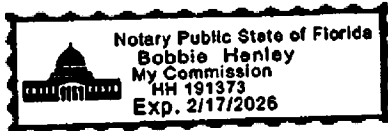
NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT

[Signature]  
Print Name: Warren K. Heath, II  
Title: Chairperson of the Board of Supervisors

By: [Signature]  
Print Name: Laura Shirk  
Address: 5416 E Central Ave  
Winter Haven FL 33880

STATE OF FLORIDA       )  
COUNTY OF POLK       )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online  
notarization this 21 day of April, 2024, by Warren K. Heath, II, as Chairperson of the Board of Supervisors  
of the North Powerline Road Community Development District, on behalf of said District. He ☒ is personally  
known to me or ☐ produced \_\_\_\_\_ as identification.



[Signature]  
NOTARY PUBLIC

Bobbie Henley  
(Print, Type or Stamp Commissioned Name of Notary  
Public)

[end of signature pages]

## SECTION IX



# SECTION C

# North Powerline Road CDD

## Field Management Report



05/07/2024

Marshall Tindall

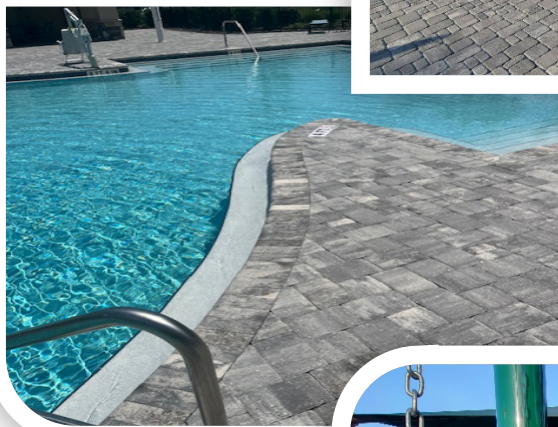
Field Services Manager

GMS

# Complete

## Amenity Review

- ✚ Vendors have kept up the facilities clean and well maintained.
- ✚ Monthly playground review was done. No issues noted at this time.
- ✚ Coping was inspected and any loose areas are cleaned and re-adhered.





# Complete

## Landscape Review

- ✚ New annuals were installed.
- ✚ Plant beds are neat and clean.
- ✚ Deer run areas were added to scope and approved service has begun.



# Complete

## Pond Review

- ✚ Pond levels are still low in places.
- ✚ Seasonal dry weather patterns have kept ponds on the low side.
- ✚ Some algae and trash are being resolved by vendor.

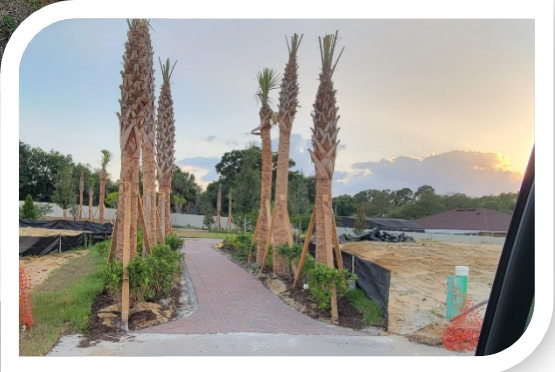




# In Progress

## Site Items

- Continuing to monitor Deer Run as remaining elements reach completion.
- Reviewing parking and traffic complaints in phases 1 & 2.



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

Respectfully,  
Marshall Tindall

# SECTION D



# SECTION 1

# North Powerline Road

## Community Development District

### Summary of Check Register

March 23, 2024 to April 26, 2024

Bank	Date	Check No.'s	Amount
General Fund	3/29/24	673-674	\$ 1,797.50
	4/25/24	675-677	\$ -
	4/9/24	678-680	\$ 3,760.00
	4/12/24	681-688	\$ 14,296.04
	4/18/24	689-695	\$ 271,823.65
	4/26/24	696-697	\$ 2,010.00
			<hr/> \$ 293,687.19
Capital Projects Fund	4/2/24	139	\$ 155,053.76
	4/25/24	140	\$ 23,287.50
			<hr/> \$ 178,341.26
Total Amount			<hr/> \$ 472,028.45

\*\*\* CHECK DATES 03/23/2024 - 04/26/2024 \*\*\*  
 N POWERLINE RD - GENERAL  
 BANK A NORTH POWERLINE RD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/29/24	00006	2/29/24 135	202402 330-57200-48000	RESTROOM DOOR	*	285.00	
		2/29/24 135	202402 320-53800-48000	DRAIN/SIGNS/LEVEL POND	*	1,472.50	
GOVERNMENTAL MANAGEMENT SERVICES-CF							1,757.50 000673
3/29/24	00053	3/22/24 57502873	202403 330-57200-48100	PEST CONTROL - MAR 24	*	40.00	
MASSEY SERVICES INC.							40.00 000674
4/25/24	00051	3/29/24 11982	202403 330-57200-48200	MONTHLY CLEANING - MAR24	*	550.00	
		3/29/24 11982	202403 330-57200-48200	TRASH COLLECT - MAR24	*	250.00	
		3/29/24 11982	202403 330-57200-48200	MONTHLY CLEANING - MAR24	V	550.00-	
		3/29/24 11982	202403 330-57200-48200	TRASH COLLECT - MAR24	V	250.00-	
CSS CLEAN STAR SERVICES CENTRAL FL							.00 000675
4/25/24	00050	4/01/24 22349	202404 330-57200-48500	POOL MAINTENANCE - APR24	*	2,750.00	
		4/01/24 22349	202404 330-57200-48500	POOL MAINTENANCE - APR24	V	2,750.00-	
RESORT POOL SERVICES							.00 000676
4/25/24	00068	1/01/24 1325	202401 320-53800-47300	IRRIGATION INSPECTION	*	70.00	
		2/01/24 1338	202402 320-53800-47300	IRRIGATION INSPECTION	*	70.00	
		3/01/24 1352	202403 320-53800-47300	IRRIGATION INSPECTION	*	70.00	
		1/01/24 1325	202401 320-53800-47300	IRRIGATION INSPECTION	V	70.00-	
		2/01/24 1338	202402 320-53800-47300	IRRIGATION INSPECTION	V	70.00-	
		3/01/24 1352	202403 320-53800-47300	IRRIGATION INSPECTION	V	70.00-	
RABALAC LANDSCAPE SOLUTIONS							.00 000677
4/09/24	00051	3/29/24 11982	202403 330-57200-48200	MONTHLY CLEANING - MAR24	*	550.00	
		3/29/24 11982	202403 330-57200-48200	TRASH COLLECT - MAR24	*	250.00	
CSS CLEAN STAR SERVICES CENTRAL FL							800.00 000678

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AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 4/30/24		PAGE 2		
*** CHECK DATES 03/23/2024 - 04/26/2024 ***		N POWERLINE RD - GENERAL									
		BANK A NORTH POWERLINE RD									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS	AMOUNT	.....CHECK..... AMOUNT #			
4/09/24	00050	4/01/24 22349	202404 330-57200-48500			*	2,750.00				
			POOL MAINTENANCE - APR24								
				RESORT POOL SERVICES				2,750.00	000679		
4/09/24	00068	1/01/24 1325	202401 320-53800-47300			*	70.00				
			IRRIGATION INSPECTION								
		2/01/24 1338	202402 320-53800-47300			*	70.00				
			IRRIGATION INSPECTION								
		3/01/24 1352	202403 320-53800-47300			*	70.00				
			IRRIGATION INSPECTION								
				RABALAC LANDSCAPE SOLUTIONS				210.00	000680		
4/12/24	00057	4/02/24 DA040220	202404 310-51300-11000			*	200.00				
			SUPERVISOR FEE 04/02/24								
				DANIEL ARNETTE				200.00	000681		
4/12/24	00058	4/02/24 EC040220	202404 310-51300-11000			*	200.00				
			SUPERVISOR FEE 04/02/24								
				EMILY J CASSIDY				200.00	000682		
4/12/24	00006	4/01/24 133	202404 310-51300-34000			*	3,333.33				
			MANAGEMENT FEES - APR 24								
		4/01/24 133	202404 310-51300-35200			*	105.00				
			WEBSITE ADMIN - APR 24								
		4/01/24 133	202404 310-51300-35100			*	157.50				
			INFORMATION TECH - APR 24								
		4/01/24 133	202404 310-51300-31300			*	500.00				
			DISSEMINATION - APR 24								
		4/01/24 133	202404 330-57200-48300			*	437.50				
			AMENITY ACCESS - APR 24								
		4/01/24 133	202404 310-51300-51000			*	.66				
			OFFICE SUPPLIES								
		4/01/24 133	202404 310-51300-42000			*	130.06				
			POSTAGE								
		4/01/24 134	202404 320-53800-34000			*	1,378.17				
			FIELD MANAGEMENT - APR 24								
				GOVERNMENTAL MANAGEMENT SERVICES-CF				6,042.22	000683		
4/12/24	00066	4/12/24 04122024	202404 300-15500-10000			*	3,048.12				
			DR PLAYGRND LEASE MAY24								
				HNB PROPERTY, LLC				3,048.12	000684		
4/12/24	00008	4/02/24 KC040220	202404 310-51300-11000			*	200.00				
			SUPERVISOR FEE 04/02/24								
				KEVIN CHINOY				200.00	000685		
-----											
NPRC NORTH POWER LI AGUZMAN											

NPRC NORTH POWER LI AGUZMAN

\*\*\* CHECK DATES 03/23/2024 - 04/26/2024 \*\*\*

N POWERLINE RD - GENERAL  
BANK A NORTH POWERLINE RD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/12/24	00009	4/02/24 LS040220	202404 310-51300-11000	SUPERVISOR FEE 04/02/24	*	200.00	
				LAUREN SCHWENK			200.00 000686
4/12/24	00067	3/27/24 490	202403 320-53800-49000	SWINE TRAPPING MAR 24	*	2,015.00	
				SWINE SOLUTIONS LLC			2,015.00 000687
4/12/24	00054	4/12/24 04122024	202404 300-15500-10000	PLAYGRND/FUR LEASE MAY24	*	2,390.70	
				WHFS, LLC			2,390.70 000688
4/18/24	00044	4/12/24 41224	202404 300-20700-10200	FY24 DS TXFR S.2020	*	149,474.50	
		4/12/24 41224	202404 300-20700-10200	FY24 DS TXFR S.2022	*	113,429.33	
				NORTH POWERLINE ROAD CDD C/O USBANK			262,903.83 000689
4/19/24	00049	4/01/24 INV-0191	202404 320-53800-47000	LAKE MAINTENANCE - APR 24	*	918.00	
				AQUAGENIX			918.00 000690
4/19/24	00032	2/19/24 8674	202401 310-51300-49100	BOUNDARY AMENDMENT #5 FEE	*	1,113.00	
				KILINSKI / VAN WYK, PLLC			1,113.00 000691
4/19/24	00053	4/05/24 57915999	202404 330-57200-48100	PEST CONTROL - APR 24	*	40.00	
				MASSEY SERVICES INC.			40.00 000692
4/19/24	00034	4/01/24 12176	202404 320-53800-46200	LANDSCAPE MAINT - ARP 24	*	3,820.42	
				PRINCE & SONS INC.			3,820.42 000693
4/19/24	00068	4/01/24 1369	202404 320-53800-47300	IRRIGATION INSPECTION	*	210.00	
				RABALAC LANDSCAPE SOLUTIONS			210.00 000694
4/19/24	00059	3/31/24 11677316	202404 330-57200-34500	SECURITY SERVICES MAR 24	*	2,818.40	
				SECURITAS SECURITY SERVICES USA,INC			2,818.40 000695
4/26/24	00032	4/17/24 9175	202403 310-51300-31500	GENERAL COUNSEL - MAR 24	*	590.00	
				KILINSKI / VAN WYK, PLLC			590.00 000696

NPRC NORTH POWER LI AGUZMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/26/24	00034	5/01/24 12179	202404 320-53800-46200	HC3 LANDSCAPE MAINT APR24	*	1,420.00	
PRINCE & SONS INC.							1,420.00 000697
-----							
TOTAL FOR BANK A						293,687.19	
TOTAL FOR REGISTER						293,687.19	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/02/24	00038	10/30/23	PAYAPP#1 202403 600-20700-10100 032 PH3 FR#35		*	39,658.50	
		10/30/23	32805 202403 600-20700-10100 032 PH3 FR#35		*	44,065.00	
		11/29/23	PAYAPP#2 202403 600-20700-10100 032 PH3 FR#35		*	28,193.62	
		11/29/23	34407 202403 600-20700-10100 032 PH3 FR#35		*	31,326.25	
		12/29/23	PAYAPP#3 202403 600-20700-10100 032 PH3 FR#35		*	5,594.39	
		1/01/24	38030 202403 600-20700-10100 032 PH3 FR#35		*	6,216.00	
QUALITY BY DESIGN, INC.						155,053.76	000139
4/25/24	00010	4/10/24	1236 202404 600-20700-10100 032 PH3 FR#36		*	23,287.50	
WILDMON CONSTRUCTION LLC						23,287.50	000140
TOTAL FOR BANK B						178,341.26	
TOTAL FOR REGISTER						178,341.26	

## SECTION 2



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

***Unaudited Financial Reporting***  
***March 31, 2024***



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4	<u>Capital Reserve Fund</u>
5	<u>Series 2020 Debt Service Fund</u>
6	<u>Series 2022 Debt Service Fund</u>
7	<u>Series 2020 Capital Projects Fund</u>
8	<u>Series 2022 Capital Projects Fund</u>
9-10	<u>Month to Month</u>
11	<u>Long Term Debt Summary</u>
12	<u>Assessment Receipt Schedule</u>

**North Powerline Road**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2024**

	General Fund		Debt Service Funds		Capital Funds		Total Governmental Funds	
<b>Assets:</b>								
<b>Cash:</b>								
Operating Account	\$	1,053,311	\$	-	\$	-	\$	1,053,311
Capital Projects Account	\$	-	\$	-	\$	155,695	\$	155,695
<b>Investments:</b>								
Capital Reserve - Money Market	\$	-	\$	-	\$	75,711	\$	75,711
<b>Series 2020</b>								
Reserve	\$	-	\$	355,933	\$	-	\$	355,933
Revenue	\$	-	\$	618,078	\$	-	\$	618,078
Prepayment	\$	-	\$	286	\$	-	\$	286
Construction - Phase 1	\$	-	\$	-	\$	32	\$	32
Construction - Phase 2	\$	-	\$	-	\$	410	\$	410
<b>Series 2022</b>								
Reserve	\$	-	\$	538,156	\$	-	\$	538,156
Revenue	\$	-	\$	514,993	\$	-	\$	514,993
Construction - Phase 3	\$	-	\$	-	\$	136	\$	136
Construction - Phase 4	\$	-	\$	-	\$	628	\$	628
Due from Developer	\$	1,113	\$	-	\$	-	\$	1,113
Due from General Fund	\$	-	\$	259,699	\$	-	\$	259,699
Prepaid Expenses	\$	10,878	\$	-	\$	-	\$	10,878
<b>Total Assets</b>	<b>\$</b>	<b>1,065,302</b>	<b>\$</b>	<b>2,287,144</b>	<b>\$</b>	<b>232,612</b>	<b>\$</b>	<b>3,585,058</b>
<b>Liabilities:</b>								
Accounts Payable	\$	4,728	\$	-	\$	155,054	\$	159,782
Due to Debt Service	\$	259,699	\$	-	\$	-	\$	259,699
Retainage Payable	\$	-	\$	-	\$	256,053	\$	256,053
<b>Total Liabilites</b>	<b>\$</b>	<b>264,427</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>411,107</b>	<b>\$</b>	<b>675,534</b>
<b>Fund Balance:</b>								
<b>Nonspendable:</b>								
Prepaid Items	\$	10,878	\$	-	\$	-	\$	10,878
<b>Restricted for:</b>								
Debt Service - Series 2020	\$	-	\$	1,121,949	\$	-	\$	1,121,949
Debt Service - Series 2022	\$	-	\$	1,165,195	\$	-	\$	1,165,195
Capital Projects - Series 2020	\$	-	\$	-	\$	1,083	\$	1,083
Capital Projects - Series 2022	\$	-	\$	-	\$	(255,290)	\$	(255,290)
<b>Assigned for:</b>								
Capital Reserves	\$	-	\$	-	\$	75,711	\$	75,711
Unassigned	\$	789,997	\$	-	\$	-	\$	789,997
<b>Total Fund Balances</b>	<b>\$</b>	<b>800,875</b>	<b>\$</b>	<b>2,287,144</b>	<b>\$</b>	<b>(178,495)</b>	<b>\$</b>	<b>2,909,524</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>1,065,302</b>	<b>\$</b>	<b>2,287,144</b>	<b>\$</b>	<b>232,612</b>	<b>\$</b>	<b>3,585,058</b>

# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 632,269	\$ 632,269	\$ 630,666	\$ (1,602)
Assessments - Direct Bill	\$ 105,677	\$ 79,258	\$ 52,838	\$ (26,419)
Boundary Amendment Contributions	\$ -	\$ -	\$ 10,630	\$ 10,630
Lease Proceeds	\$ -	\$ -	\$ 130,999	\$ 130,999
Interest	\$ -	\$ -	\$ 37	\$ 37
<b>Total Revenues</b>	<b>\$ 737,946</b>	<b>\$ 711,526</b>	<b>\$ 825,170</b>	<b>\$ 113,644</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,200	\$ 3,800
Engineering	\$ 20,000	\$ 10,000	\$ 340	\$ 9,660
Attorney	\$ 30,000	\$ 15,000	\$ 8,331	\$ 6,669
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 3,500	\$ 3,500	\$ -
Trustee Fees	\$ 12,500	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 40,000	\$ 20,000	\$ 20,000	\$ -
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ -
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ -
Postage & Delivery	\$ 1,000	\$ 500	\$ 603	\$ (103)
Insurance	\$ 7,687	\$ 7,687	\$ 6,371	\$ 1,316
Copies	\$ 1,000	\$ 500	\$ 63	\$ 437
Legal Advertising	\$ 10,000	\$ 5,000	\$ 8,575	\$ (3,575)
Other Current Charges	\$ 5,000	\$ 2,500	\$ 240	\$ 2,260
Boundary Amendment Expenses	\$ -	\$ -	\$ 6,833	\$ (6,833)
Office Supplies	\$ 625	\$ 313	\$ 15	\$ 298
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 163,487</b>	<b>\$ 83,740</b>	<b>\$ 69,812</b>	<b>\$ 13,928</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 20,000	\$ 20,000	\$ 19,777	\$ 223
Field Management	\$ 16,538	\$ 8,269	\$ 8,269	\$ -
Landscape Maintenance	\$ 100,000	\$ 50,000	\$ 31,432	\$ 18,568
Landscape Replacement	\$ 25,000	\$ 12,500	\$ 4,066	\$ 8,434
Lake Maintenance	\$ 21,600	\$ 10,800	\$ 5,508	\$ 5,292
Fountain Maintenance	\$ 1,800	\$ 900	\$ 150	\$ 750
Streetlights	\$ 75,000	\$ 37,500	\$ 52,232	\$ (14,732)
Electric	\$ 7,500	\$ 3,750	\$ 3,539	\$ 211
Water & Sewer	\$ 2,400	\$ 1,200	\$ 103	\$ 1,097
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 5,000	\$ 2,500	\$ 1,465	\$ 1,035
General Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ 3,177	\$ 4,323
Contingency	\$ 7,500	\$ 3,750	\$ 2,015	\$ 1,735
<b>Subtotal Field Expenditures</b>	<b>\$ 299,838</b>	<b>\$ 159,919</b>	<b>\$ 131,733</b>	<b>\$ 28,186</b>

# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 16,800	\$ 8,400	\$ 7,387	\$ 1,013
Amenity - Water	\$ 4,000	\$ 2,000	\$ 1,594	\$ 406
Playground Lease	\$ 53,688	\$ 26,844	\$ 15,002	\$ 11,843
Internet	\$ 2,000	\$ 1,000	\$ 639	\$ 361
Pest Control	\$ 630	\$ 315	\$ 240	\$ 75
Janitorial Services	\$ 10,800	\$ 5,400	\$ 4,050	\$ 1,350
Security Services	\$ 34,000	\$ 17,000	\$ 12,754	\$ 4,246
Pool Maintenance	\$ 36,000	\$ 18,000	\$ 18,035	\$ (35)
Amenity Access Management	\$ 5,250	\$ 2,625	\$ 2,625	\$ -
Amenity Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ 2,905	\$ 4,595
Contingency	\$ 7,500	\$ 3,750	\$ 4,625	\$ (875)
Capital Outlay	\$ -	\$ -	\$ 65,500	\$ (65,500)
<b>Subtotal Amenity Expenditures</b>	<b>\$ 185,668</b>	<b>\$ 92,834</b>	<b>\$ 135,354</b>	<b>\$ (42,520)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 485,506</b>	<b>\$ 252,753</b>	<b>\$ 267,087</b>	<b>\$ (14,334)</b>
<b>Total Expenditures</b>	<b>\$ 648,993</b>	<b>\$ 336,493</b>	<b>\$ 336,899</b>	<b>\$ (406)</b>
<b><u>Other Financing Uses</u></b>				
Transfer Out - Capital Reserves	\$ 88,953	\$ -	\$ -	\$ -
<b>Total Other Financing Uses</b>	<b>\$ 88,953</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures &amp; Other Financing Uses</b>	<b>\$ 737,946</b>	<b>\$ 336,493</b>	<b>\$ 336,899</b>	<b>\$ (406)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 488,271</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 312,604</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 800,875</b>	

# North Powerline Road

## Community Development District

### Capital Reserve Fund

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

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 1,511	\$ 1,511
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,511</b>	<b>\$ 1,511</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,511</b>	
<b>Other Financing Sources</b>				
Transfer In - General Fund	\$ 88,953	\$ -	\$ -	\$ -
<b>Total Other Financing Sources</b>	<b>\$ 88,953</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 88,953</b>	<b>\$ -</b>	<b>\$ 1,511</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 74,200</b>		<b>\$ 74,200</b>	
<b>Fund Balance - Ending</b>	<b>\$ 163,153</b>		<b>\$ 75,711</b>	

# North Powerline Road

## Community Development District

### Debt Service Fund Series 2020

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

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 712,525	\$ 712,525	\$ 710,717	\$ (1,807)
Interest	\$ -	\$ -	\$ 15,153	\$ 15,153
<b>Total Revenues</b>	<b>\$ 712,525</b>	<b>\$ 712,525</b>	<b>\$ 725,870</b>	<b>\$ 13,346</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 225,803	\$ 225,803	\$ 225,803	\$ -
Principal - 5/1	\$ 260,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 225,803	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 711,606</b>	<b>\$ 225,803</b>	<b>\$ 225,803</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 918</b>		<b>\$ 500,067</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 258,989</b>		<b>\$ 621,882</b>	
<b>Fund Balance - Ending</b>	<b>\$ 259,907</b>		<b>\$ 1,121,949</b>	

# North Powerline Road

## Community Development District

### Debt Service Fund Series 2022

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

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 649,797	\$ 649,797	\$ 539,331	\$ (110,466)
Interest	\$ -	\$ -	\$ 32,957	\$ 32,957
<b>Total Revenues</b>	<b>\$ 649,797</b>	<b>\$ 649,797</b>	<b>\$ 572,287</b>	<b>\$ (77,510)</b>
<b>Expenditures:</b>				
Special Call - 11/1	\$ -	\$ -	\$ 1,605,000	\$ (1,605,000)
Interest - 11/1	\$ 256,966	\$ 256,966	\$ 256,966	\$ -
Principal - 5/1	\$ 135,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 256,966	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 648,931</b>	<b>\$ 256,966</b>	<b>\$ 1,861,966</b>	<b>\$ (1,605,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 866</b>		<b>\$ (1,289,678)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 390,410</b>		<b>\$ 2,454,874</b>	
<b>Fund Balance - Ending</b>	<b>\$ 391,276</b>		<b>\$ 1,165,195</b>	



# North Powerline Road

## Community Development District

### Capital Projects Fund Series 2020

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

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 744	\$ 744
Interest	\$ -	\$ -	\$ 217	\$ 217
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 961</b>	<b>\$ 961</b>
<b>Expenditures:</b>				
Capital Outlay - Phase 1	\$ -	\$ -	\$ 276	\$ (276)
Admin Contingency	\$ -	\$ -	\$ 234	\$ (234)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 978</b>	<b>\$ (978)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (17)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,100</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,083</b>	

# North Powerline Road

## Community Development District

### Capital Projects Fund Series 2022

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

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 830,552	\$ 830,552
Interest	\$ -	\$ -	\$ 34	\$ 34
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 830,586</b>	<b>\$ 830,586</b>
<b>Expenditures:</b>				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 662,315	\$ (662,315)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 168,911	\$ (168,911)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 831,226</b>	<b>\$ (831,226)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (640)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (254,650)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (255,290)</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Revenues:</u></b>													
Assessments - Tax Roll	\$ 8	\$ 4,317	\$ 495,320	\$ 1,587	\$ 129,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630,666
Assessments - Direct Bill	\$ -	\$ -	\$ 52,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,838
Boundary Amendment Contributions	\$ 3,796	\$ -	\$ -	\$ -	\$ 5,720	\$ 1,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,630
Lease Proceeds	\$ 130,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,999
Interest	\$ 3	\$ 2	\$ 6	\$ 9	\$ 8	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37
<b>Total Revenues</b>	<b>\$ 134,806</b>	<b>\$ 4,319</b>	<b>\$ 548,164</b>	<b>\$ 1,596</b>	<b>\$ 135,163</b>	<b>\$ 1,122</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 825,170</b>
<b><u>Expenditures:</u></b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200
Engineering	\$ 340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 340
Attorney	\$ 1,060	\$ 1,559	\$ 754	\$ 2,231	\$ 2,138	\$ 590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,331
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 1,000	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Trustee Fees	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Postage & Delivery	\$ 53	\$ 26	\$ -	\$ 349	\$ 138	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 603
Insurance	\$ 6,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,371
Printing & Binding	\$ -	\$ -	\$ 62	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63
Legal Advertising	\$ 8,240	\$ -	\$ -	\$ 335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,575
Other Current Charges	\$ 39	\$ 40	\$ 39	\$ 39	\$ 42	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240
Boundary Amendment Expenses	\$ 1,257	\$ 2,906	\$ 1,558	\$ 1,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,833
Office Supplies	\$ 4	\$ 1	\$ 3	\$ 0	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 28,635</b>	<b>\$ 9,627</b>	<b>\$ 6,512</b>	<b>\$ 13,254</b>	<b>\$ 7,016</b>	<b>\$ 4,768</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 69,812</b>
<b><u>Operations &amp; Maintenance</u></b>													
<b><u>Field Expenditures</u></b>													
Property Insurance	\$ 19,777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,777
Field Management	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,269
Landscape Maintenance	\$ 6,400	\$ 6,400	\$ 6,380	\$ 6,380	\$ -	\$ 5,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,432
Landscape Replacement	\$ -	\$ 3,460	\$ 606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,066
Lake Maintenance	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,508
Fountain Maintenance	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Streetlights	\$ 5,362	\$ 11,328	\$ 5,360	\$ 10,379	\$ 9,901	\$ 9,901	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,232
Electric	\$ 698	\$ 990	\$ 310	\$ 303	\$ 644	\$ 594	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,539
Water & Sewer	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 695	\$ 78	\$ 185	\$ 284	\$ 70	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,465
General Repairs & Maintenance	\$ 790	\$ 380	\$ -	\$ 535	\$ 1,473	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,177
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,015
<b>Subtotal Field Expenditures</b>	<b>\$ 36,186</b>	<b>\$ 24,949</b>	<b>\$ 15,155</b>	<b>\$ 20,195</b>	<b>\$ 14,401</b>	<b>\$ 20,847</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 131,733</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 1,620	\$ 3,108	\$ 767	\$ -	\$ 899	\$ 993	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,387
Amenity - Water	\$ 255	\$ 232	\$ 273	\$ 212	\$ 235	\$ 387	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,594
Playground Lease	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 5,439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,002
Internet	\$ 110	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	639
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	240
Janitorial Services	\$ 550	\$ 550	\$ 550	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,050
Security Services	\$ 2,847	\$ 2,363	\$ 2,818	\$ 2,363	\$ 2,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,754
Pool Maintenance	\$ 1,500	\$ 2,670	\$ 1,720	\$ 6,645	\$ 2,750	\$ 2,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,035
Amenity Access Management	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,625
Amenity Repairs & Maintenance	\$ 1,117	\$ 465	\$ -	\$ 1,038	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,905
Contingency	\$ -	\$ -	\$ 4,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,625
Capital Outlay	\$ -	\$ -	\$ 65,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	65,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 10,868</b>	<b>\$ 12,362</b>	<b>\$ 79,227</b>	<b>\$ 14,031</b>	<b>\$ 13,354</b>	<b>\$ 5,513</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>135,354</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 47,054</b>	<b>\$ 37,311</b>	<b>\$ 94,382</b>	<b>\$ 34,226</b>	<b>\$ 27,755</b>	<b>\$ 26,360</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>267,087</b>
<b>Total Expenditures</b>	<b>\$ 75,688</b>	<b>\$ 46,938</b>	<b>\$ 100,894</b>	<b>\$ 47,480</b>	<b>\$ 34,771</b>	<b>\$ 31,128</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>336,899</b>
<b>Other Financing Uses</b>													
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Total Expenditures &amp; Other Financing Uses</b>	<b>\$ 75,688</b>	<b>\$ 46,938</b>	<b>\$ 100,894</b>	<b>\$ 47,480</b>	<b>\$ 34,771</b>	<b>\$ 31,128</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>336,899</b>
<b>Net Change in Fund Balance</b>	<b>\$ 59,117</b>	<b>\$ (42,619)</b>	<b>\$ 447,270</b>	<b>\$ (45,884)</b>	<b>\$ 100,392</b>	<b>\$ (30,005)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>488,271</b>

# North Powerline Road

## Community Development District

### Long Term Debt Report

Series 2020, Special Assessment Revenue Bonds		
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$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)
<b>Current Bonds Outstanding</b>		<b>\$12,155,000</b>

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	\$538,156	
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)
Less: Special Call - 11/01/23		(\$1,605,000)
<b>Current Bonds Outstanding</b>		<b>\$7,685,000</b>

**North Powerline Road**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

Gross Assessments	\$	679,860.20	\$	766,155.52	\$	581,400.22	\$	2,027,415.94
Net Assessments	\$	632,269.99	\$	712,524.63	\$	540,702.20	\$	1,885,496.82

**ON ROLL ASSESSMENTS**

							33.53%	37.79%	28.68%	100.00%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	Series 2020 Debt Service	Series 2022 Debt Service	Total
10/19/23	1% Fee	(\$20,274.16)	\$0.00	\$0.00	\$0.00	(\$20,274.16)	(\$6,798.60)	(\$7,661.56)	(\$5,814.00)	(\$20,274.16)
10/30/23	Interest	\$0.00	\$0.00	\$0.00	\$23.22	\$23.22	\$7.79	\$8.77	\$6.66	\$23.22
11/10/23	10/13/23 - 10/14/23	\$423.84	(\$22.25)	(\$8.03)	\$0.00	\$393.56	\$131.97	\$148.73	\$112.86	\$393.56
11/14/23	10/01/23 - 10/31/23	\$4,126.58	(\$165.07)	(\$79.23)	\$0.00	\$3,882.28	\$1,301.86	\$1,467.10	\$1,113.32	\$3,882.28
11/17/23	11/01/23 - 11/05/23	\$10,264.37	(\$410.58)	(\$197.08)	\$0.00	\$9,656.71	\$3,238.21	\$3,649.25	\$2,769.25	\$9,656.71
11/24/23	11/06/23 - 11/12/23	\$20,424.58	(\$816.99)	(\$392.15)	\$0.00	\$19,215.44	\$6,443.58	\$7,261.47	\$5,510.39	\$19,215.44
12/08/23	11/13/23 - 11/22/23	\$122,066.50	(\$4,882.65)	(\$2,343.68)	\$0.00	\$114,840.17	\$38,509.74	\$43,397.82	\$32,932.61	\$114,840.17
12/21/23	11/23/23 - 11/30/23	\$1,027,665.56	(\$41,107.16)	(\$19,731.17)	\$0.00	\$966,827.23	\$324,209.43	\$365,361.64	\$277,256.16	\$966,827.23
12/29/23	12/01/23 - 12/15/23	\$420,313.93	(\$16,814.61)	(\$8,069.99)	\$0.00	\$395,429.33	\$132,600.64	\$149,431.78	\$113,396.91	\$395,429.33
01/10/24	12/16/23-12/31/23	\$793.68	(\$23.81)	(\$15.40)	\$0.00	\$754.47	\$253.00	\$285.11	\$216.36	\$754.47
01/16/24	10/01/23-12/31/23	\$0.00	\$0.00	\$0.00	\$3,978.46	\$3,978.46	\$1,334.11	\$1,503.45	\$1,140.90	\$3,978.46
02/09/24	01/01/24-01/31/24	\$406,048.10	(\$12,183.20)	(\$7,877.30)	\$0.00	\$385,987.60	\$129,434.52	\$145,863.77	\$110,689.31	\$385,987.60
<b>TOTAL</b>		<b>\$ 1,991,852.98</b>	<b>\$ (76,426.32)</b>	<b>\$ (38,714.03)</b>	<b>\$ 4,001.68</b>	<b>\$ 1,880,714.31</b>	<b>\$ 630,666.25</b>	<b>\$ 710,717.33</b>	<b>\$ 539,330.73</b>	<b>\$ 1,880,714.31</b>

<b>99.75%</b>	<b>Net Percent Collected</b>
<b>\$ 4,782.51</b>	<b>Balance Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

2024-01					
Cassidy Holdings LLC			Net Assessments	\$105,676.77	\$105,676.77
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance
12/18/23	10/1/23	2011	\$52,838.39	\$52,838.39	\$52,838.39
	2/1/24		\$26,419.19	\$0.00	\$0.00
	5/1/24		\$26,419.19	\$0.00	\$0.00
			<b>\$105,676.77</b>	<b>\$52,838.39</b>	<b>\$52,838.39</b>

## SECTION 3



April 19, 2024



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

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

Dear Ms. Ham,

In response to your request, there are currently **478** registered voters within the North Powerline Road Community Development District. This number of registered voters in said District as of **April 15, 2024**.

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

Sincerely,

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

Lori Edwards  
Supervisor of Elections  
Polk County, Florida