

*North Powerline Road
Community Development District*

Meeting Agenda

November 20, 2024

AGENDA

North Powerline Road Community Development District

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

November 13, 2024

Board of Supervisors Meeting 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 **Wednesday, November 20, 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:

Landowners' Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowner's Questions and Comments
8. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Board Members from General Election (Seat #4) & Landowners' Election (Seat # 3)
 - B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2025-02 Electing Officers
4. Approval of Minutes of the August 6, 2024 Board of Supervisors Meeting
5. Consideration of Resolution 2025-03 Amending Boundary Amendment Authorization Resolution 2024-07 which Amended Resolution 2023-06

¹ Comments will be limited to three (3) minutes

6. Consideration of Resolution 2025-04 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County
7. Consideration of Resolution 2025-05 Ratifying the Removal of Designated Parking Areas
8. Consideration of Resolution 2025-06 Adopting a Records Retention Policy for the District
9. Presentation of Arbitrage Rebate Report for Series 2022 Project Bonds from AMTEC
10. Consideration of Resolution 2025-07 Amending the Fiscal Year 2024 Budget
11. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report (*to be provided under separate cover*)
 - i. Consideration of Renewal of Aquatics Maintenance Contract
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24
12. Other Business
13. Supervisors Requests and Audience Comments
14. Adjournment

Landowners' Meeting

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

DATE OF LANDOWNERS' MEETING: **Wednesday, November 20, 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.

**Board of
Supervisors
Meeting**

SECTION III

SECTION B

RESOLUTION 2025-01

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

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

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

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

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

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

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

_____ Seat 3 Votes _____

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

_____ 4 Year Term

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of November 2024.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson,
Board of Supervisors

SECTION D

RESOLUTION 2025-02

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

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

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

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

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

Chairperson	_____
Vice Chairperson	_____
Secretary	<u>Jill Burns</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>George Flint</u>

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

PASSED AND ADOPTED this 20th day of November 2024.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

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

The regular meeting of the Board of Supervisors of the North Powerline Road Community Development District was held on Tuesday, **August 6, 2024** at 10:04 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairperson
Emily Cassidy	Assistant Secretary
Kevin Chinoy <i>via Zoom</i>	Assistant Secretary

Also present were:

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

The following is a summary of the discussions and actions taken at the August 6, 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 at 10:06 a.m. and called the roll. Three Board members were in attendance, and one joined by Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period on any agenda items. Comments regarding the budget would need to be held until that specific public hearing. There is a public comment period at the end of the meeting for items not on the agenda.

- Resident – Questioned the traffic control agreement. Ms. Burns noted Florida Statute requires certain items to be on the website such as minutes, agendas, budgets, audits. Any document is available by request from the District Managers office.

- Resident (Deborah) – asked about the Tiny Flower parking discussion. Ms. Burns noted discussion is about updating the policy to remove a portion of an area on Tiny Flower where parking is allowed, received several resident requests.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 7, 2024
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the May 7, 2024 and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Heath, seconded by Ms. Cassidy, with all in favor, the Minutes of the May 7, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

Ms. Burns stated this public hearing has been advertised in the paper and a mailed notice was sent to all property owners within the community. She asked for a motion to open the public hearing.

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

Ms. Burns stated there is a proposed increase this year. There has not been an increase in the last couple of years. The current assessment is \$707.45 for platted lots and the proposed rate annually based on this budget is \$863.66 so it's a \$156.21 increase. The line items with the biggest increases include landscape maintenance, streetlights, and general repairs and maintenance. More phases have come online this year that need to be accounted for in this budget. There is an increase to property insurance. Janitorial was increased, hog trapping added and holiday décor at entryways.

- Vanna – Curious about increased budget. Mr. Burns noted landscaping, streetlights, general repairs/maintenance to new phases, property insurance, janitorial, hog trapping and holiday decorations.
- Alex, President of Forest Creek HOA – Asked if the holiday decoration can be removed from CDD and let HOA handle it as they have a budget for it. State of Florida will catch hogs for free. Ms. Burns stated if the HOA wants to do some phases that is fine but there is more than one HOA within the community. Phases 1 & 2 have an HOA and then phase 3 has an HOA. If holiday décor was taken out of the budget today it would decrease the assessment by \$3.09 a

lot. Leave it in this year and next year address it through the HOA. Mr. Tindall noted typically hogs are less active this time of year. Currently they are very active on the South boundary on most of the community Phases 1-3. They want trapping because of the significant damage to the banks in Phase 3. It is less than \$3.00/homeowner to add the hog trapping in the budget.

- Caleb (551 Jet Lane) – Asked what the front of the neighborhood at Forest Creek fall under as far as general repairs and maintenance/lawn maintenance. Asked to put an emphasis on the front of the neighborhood. Mr. Tindall noted two things, the well went down and an issue with private fences that damaged the irrigation system. Some fences went 16 ft. past the boundary. Letters have been sent to residents to remove the fences.
- Resident – Landscape maintenance – A lot of grass and dead flowers on Gina Lane that needs to be cleaned up. It will be taken into account. Most plantings are done at the end of the fiscal year.
- Resident – Is enclosing the playground in Forest Creek Phase 1 area part of the budget? Ms. Burns noted the Board looked at a proposal but it was deferred. If the Board wanted to do it, it can be worked into this existing budget. Will get a proposal.
- Resident – area with Powerline Rd, will there be a retaining wall behind it? Ms. Burns noted the expansion of Powerline Rd. is through the county so contact the county for specifics on that.

On MOTION by Mr. Heath, seconded by Ms. Cassidy, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2024-08 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds

Ms. Burns asked for any questions, comments or changes to this budget. Hearing none. She asked for a motion to approve Resolution 2024-08.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2024-08 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

Ms. Burns stated this public hearing has been advertised in the paper and asked for a motion to open?

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

Ms. Burns stated this public hearing levies the assessments for collection on the Polk County tax bill based on the budget just approved. She asked for any public comments. Hearing none.

On MOTION by Ms. Schwenk, seconded by Ms. Cassidy, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2024-09 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns offered to answer any Board questions on Resolution 2024-09.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2024-09 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-10 Declaring Vacancy (Seat #5)

Ms. Burns noted two seats are turning over to residents or qualified electors in November. The Board previously announced the dates and times for residents and information was posted on the web site. Alex who spoke earlier qualified for one of the seats. Nobody expressed interest for seat #5. This resolution declares a vacancy. Daniel Arnette would be held over until a resident comes forward after the election to qualify, the second Tuesday after the election in November.

On MOTION by Mr. Heath, seconded by Ms. Cassidy, with all in favor, Resolution 2024-10 Declaring Vacancy (Seat #5) was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-11 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025

Ms. Burns stated this schedule is the fourth Wednesday at 10:00.

On MOTION by Mr. Heath, seconded by Ms. Cassidy, with all in favor, Resolution 2024-11 Designation of Regular Monthly Meeting on the Fourth Wednesday at 10:00 a.m., Same Location, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of the Adoption of Goals and Objectives for the District

Ms. Burns stated there was a change in Florida Statute that requires CDD Boards to adopt annual goals and objectives. GMS has put together a set of goals and objectives for the Board to consider that would comply with the statutory requirement.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Adoption of Goals and Objectives for the District, was approved.

EIGHTH ORDER OF BUSINESS

Presentation of Fiscal Year 2023 Audit Report

Ms. Burns noted on page 32 is the report to management which summarizes the audit. It is an independent audit. There were no instances of noncompliance. It was a clean audit.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Fiscal Year 2023 Audit Report, was accepted.

NINTH ORDER OF BUSINESS

Ratification of Traffic Control Jurisdiction Agreement with the City of Davenport

Ms. Burns stated the CDD roads in the community are public. District Counsel and GMS staff, everybody is in agreement that no agreement is required for the police department to enforce rules and traffic laws within the community on public roads. The City of Davenport has started to request we put an agreement in place with them so we were happy to do so. This is the agreement they asked the CDD to put into place to formalize the fact that they can enforce traffic laws.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Traffic Control Jurisdiction Agreement with city of Davenport, was ratified.

TENTH ORDER OF BUSINESS

Discussion Regarding Parking on Tiny Flower Road

Ms. Burns stated on Tiny Flower, lots 182 and 181 parking is allowed in that area. There is a lot of congestion. At the entrance they moved the sign down a little bit to get the parking away from the corner to see how that helped. Residents felt it didn't fix the issue. They want to remove parking by lots 182 and 181. It dramatically reduces the amount of parking available for all of those homes in that area. It is at the entrance where there is a lot of traffic. Notify towing vendor of new map.

On MOTION by Ms. Schwenk, seconded by Ms. Cassidy, with all in favor, to Remove Parking at End of Lots 182 & 181, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report.

B. Engineer

Ms. Burns noted the District Engineer is not present today.

C. Field Manager's Report

Mr. Tindall presented the Field Managers Report on page 132 of the agenda.

i. Consideration of Proposal for Speed Limit Signs (*proposal to be provided under separate cover*)

Mr. Tindall presented the proposal for speed limit signs.

On MOTION by Ms. Schwenk, seconded by Ms. Cassidy, with all in favor, the Proposal for Speed Limit Signs, was approved.

ii. Consideration of Proposal for Pond Plantings

Mr. Tindall presented a proposal for pond plantings for long term stabilization and to preserve the shoreline for \$1,800.

On MOTION by Mr. Heath, seconded by Ms. Schwenk with all in favor, the Proposal for Pond Plantings, was approved.

iii. Consideration of Proposal for Pool Plaster Repair

Mr. Tindall noted the pool has a small crack but is not leaking right now. He presented a proposal from Davenport Post Pools for repair of superficial crack for \$3,949. Will schedule repair for November.

On MOTION by Mr. Heath, seconded by Ms. Cassidy, with all in favor, the Proposal from DPP for Pool Plaster Repair and Authorize Staff to Schedule, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register to the Board for approval. She asked for any questions? Hearing none.

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

ii. Balance Sheet & Income Statement

Ms. Burns presented the financials for the Board’s review. There is no action necessary.

TWELFTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

- Resident (Deborah) noted the whole Tiny Flower area is a safety hazard.
- Mel White recommended Tiny Flower remove parking. Chief of police stated he cannot legally enforce a speed limit less than 25 MPH. Ms. Burns noted they will move forward with signage at the entrances but will work with the chief and look at the existing signage and traffic plan with the District Engineer to determine if they need to be switched to 25.
- Jeri White commented on expectation of the speed limit at 15 MPH is ridiculous.
- Resident – Entryway section on North Blvd has only one stop sign. Mr. Tindall and the District Engineer will review this area.

- Justin (344 Gina Lane) commented dodging traffic to not hit trash cans on the street for trash day on Tiny Flower. The street is so small with all the parking on the street. Suggested removing all parking from Tiny Flower.
- Alex – Urged everyone on Tiny Flower to park their cars in their driveway or garage and just leave it for guest parking. No one listens. There are over 30 renters in the community which is the issue. Street parking decreases value of homes. Need to address speeding in the community. Ms. Burns reiterated the CDD does not have police powers. The entity responsible for enforcing speeding and traffic laws in the community is the local police dept. and encouraged residents to contact them directly.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTIONS 2023-06 AND 2024-07, DIRECTING THE CHAIRPERSON AND DISTRICT STAFF TO FILE A PETITION WITH POLK COUNTY BOARD OF COUNTY COMMISSIONERS, CITY COMMISSION OF DAVENPORT, FLORIDA, AND CITY COMMISSION OF THE CITY OF HAINES CITY, FLORIDA, REQUESTING THE ADOPTION OF AN ORDINANCE AND RESOLUTIONS OF SUPPORT 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 426.365 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, the District previously adopted Resolutions 2023-06 and 2024-07, authorizing an amendment to the District's boundaries, and now wishes to amend said resolutions 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 **43.350** 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, the Boundary Amendment 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 Polk County Board of County Commissioners (the, “County”), the City Commission of the City of Davenport, and the City Commission of the City of Haines City (together, the “Cities”), 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 County and Cities 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 the County and Cities to amend the boundaries of the District.

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

PASSED AND ADOPTED this 20th day of November 2024.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: Boundary Amendment Parcels

COMPOSITE EXHIBIT A
Boundary Amendment Parcels
Lands Being Added

*Composite Exhibit 3
Expansion Parcel Sketch &
Composite Metes & Bounds Legal Description
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 Expansion "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.) 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>

SURVEYING TODAY WITH
TOMORROW'S TECHNOLOGY

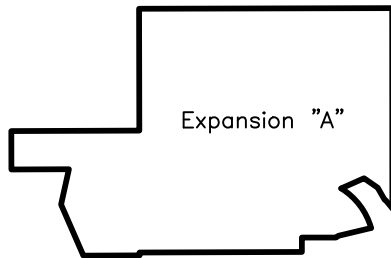


SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

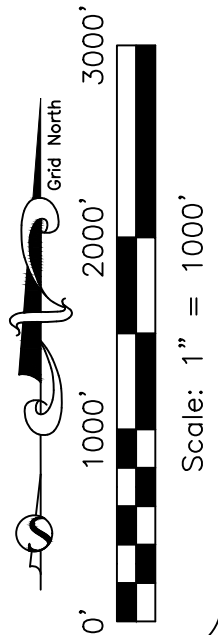
*Composite Exhibit 3
Expansion Parcel Sketch &
Composite Metes & Bounds Legal Description
Sections 10 & 15, Township 27 South, Range 27 East
Polk County, Florida*

10-27S-27E

Point of Commencement "A"



15-27S-27E



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>

*Composite Exhibit 3
Expansion Parcel "A" Sketch &
Metes & Bounds Legal Description
Section 15, Township 27 South, Range 27 East
Polk County, Florida*

Expansion "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>

Composite Exhibit 3
Expansion Parcel "A" Sketch &
Metes & Bounds Legal Description
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'

Grid North

Point of Beginning
Expansion "A"

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

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

TRACT 21 TRACT 22

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

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

S 89°48'19" W 845.65'

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'

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

S 89°48'19" W
299.60'

S 89°48'19" W
292.15'

N 00°06'26" W 634.37'

TRACT 28

S 00°03'49" E 1042.23'

900'
600'
300'
0'

Scale: 1" = 300'

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



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>

COMPOSITE EXHIBIT A
Boundary Amendment Parcels
Lands Being Removed

*Composite Exhibit 4
Contraction Parcels Sketch &
Composite Metes & Bounds Legal Description
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 Contraction "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 Contraction "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 Contraction "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>

SURVEYING TODAY WITH
TOMORROW'S TECHNOLOGY

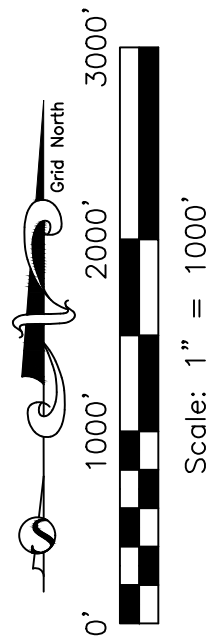
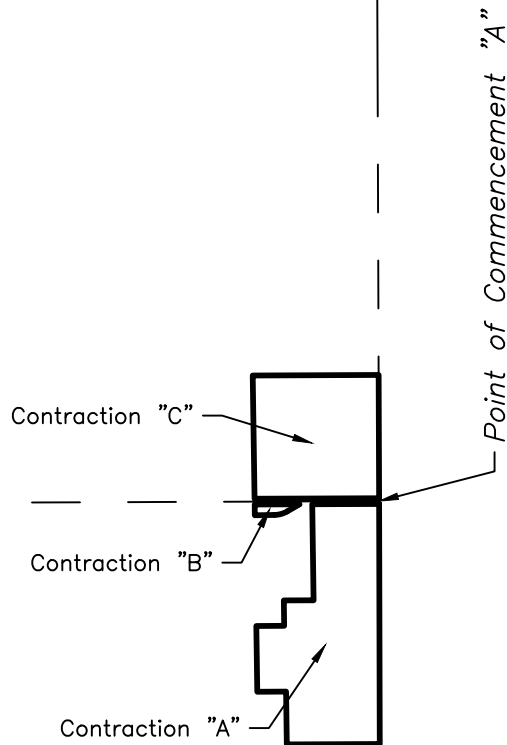


SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

*Composite Exhibit 4
 Contraction Parcels Sketch &
 Composite Metes & Bounds Legal Description
 Sections 3 & 10, Township 27 South, Range 27 East
 Polk County, Florida*

3-27S-27E

10-27S-27E



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>

*Composite Exhibit 4
Contraction Parcel "A" Sketch &
Metes & Bounds Legal Description
Section 10, Township 27 South, Range 27 East
Polk County, Florida*

Contraction "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



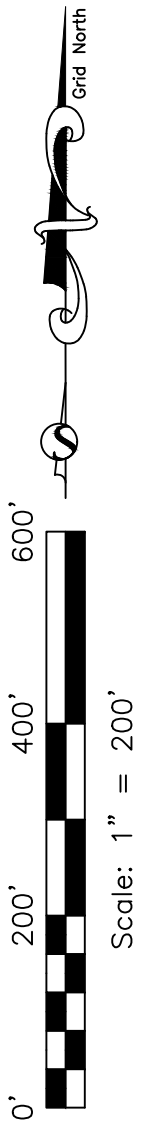
SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

**Composite Exhibit 4
Contraction Parcel "A" Sketch &
Metes & Bounds Legal Description
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

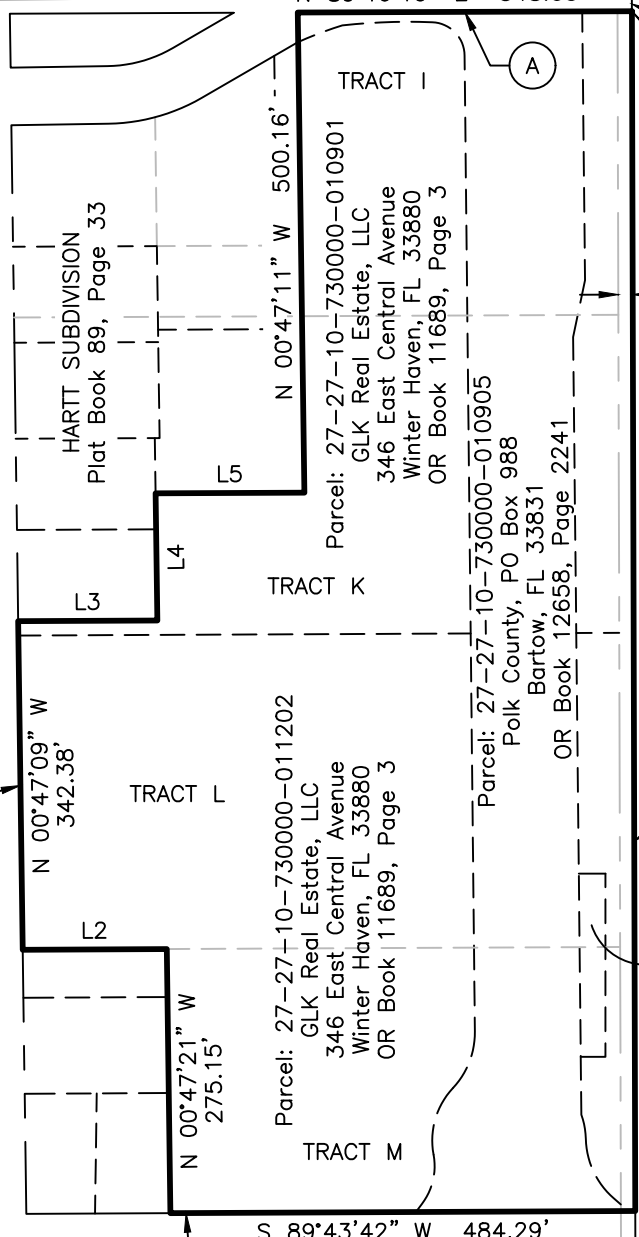
Horseshoe Creek Road
Public Right-of-way Width Varies



East Boulevard

80' Public Right-of-way

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



Point of Beginning
Contraction "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'

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

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>

*Composite Exhibit 4
Contraction Parcel "B" Sketch &
Metes & Bounds Legal Description
Section 10, Township 27 South, Range 27 East
Polk County, Florida*

Contraction "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



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>

Composite Exhibit 4
Contraction Parcel "B" Sketch &
Metes & Bounds Legal Description
Section 10, Township 27 South, Range 27 East
Polk County, Florida

Curve Information:

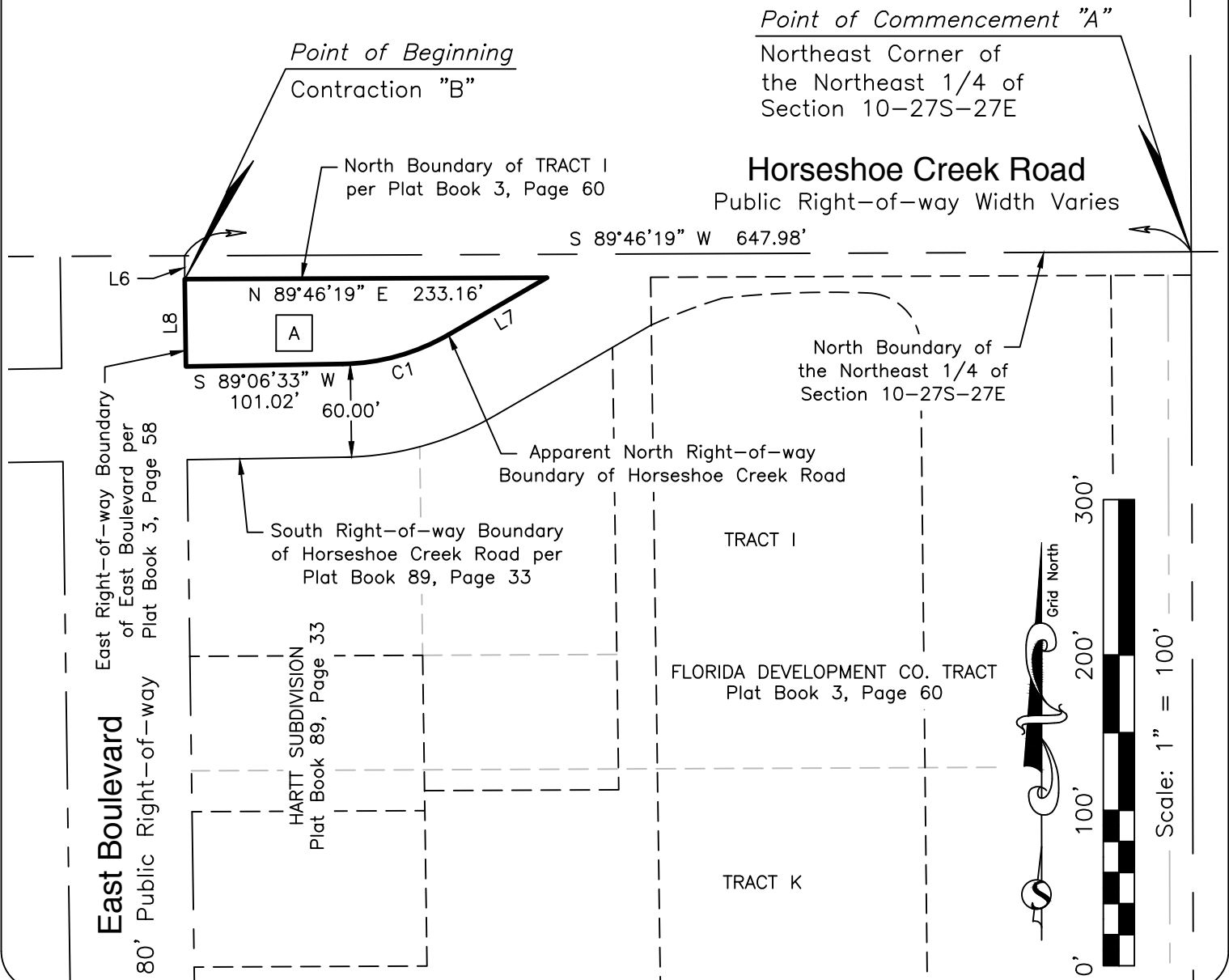
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	140.00'	71.35'	S 74°30'31" W	70.58'	29°12'04"	36.47'

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



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>

*Composite Exhibit 4
Contraction Parcel "C" Sketch &
Metes & Bounds Legal Description
Section 3, Township 27 South, Range 27 East
Polk County, Florida*

Contraction "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.

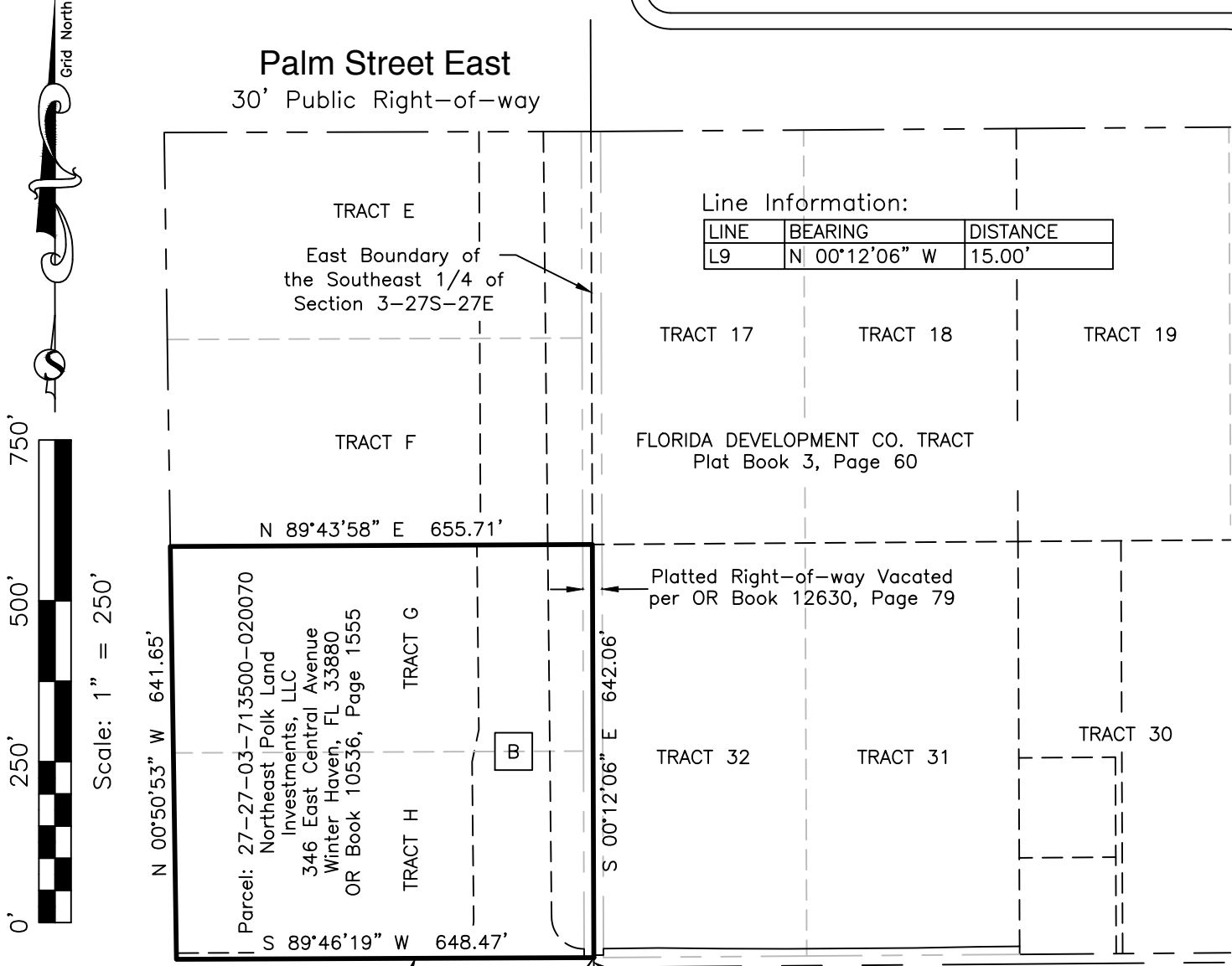
Containing an area of 418537.66 square feet, 9.608 acres, more or less.

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>

**Composite Exhibit 4
Contraction Parcel "C" Sketch &
Metes & Bounds Legal Description
Section 3, Township 27 South, Range 27 East
Polk County, Florida**



Parcel: 27-27-03-713500-020070
 Northeast Polk Land
 Investments, LLC
 346 East Central Avenue
 Winter Haven, FL 33880
 OR Book 10536, Page 1555

B Parcel: 27-27-03-713500-020071
 Polk County
 PO Box 988
 Bartow, FL 33831
 OR Book 12658, Page 2246

Total Acreage
 418537.66 Square Feet
 9.608 Acres

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>

Composite Exhibit 4 – Contraction Parcels Sketch & Composite Metes & Bounds Legal Description

Contraction "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.

Contraction "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.

Contraction "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.

Total contraction area of 1019579.35 square feet, 23.406 acres, more or less.

SECTION VI

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON A PUBLICALLY ACCESSABLE WEBSITE; GRANTING THE AUTHORITY TO EXECUTE A PARTICIPATION AGREEMENT WITH POLK COUNTY; APPROVING THE FORM OF GOVERNMENT AGENCY ORDER; PROVIDING FOR NOTICE OF THE USE OF PUBLICALLY ACCESSABLE WEBSITE; AUTHORIZING THE DISTRICT MANAGER TO TAKE ALL ACTIONS NECESSARY TO COMPLY WITH CHAPTER 50, FLORIDA STATUTES AND POLK COUNTY ORDINANCE 2024-041 AND IMPLIMENTING RESOLUTIONS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North Powerline Road Community Development District (“**District**”) is a local unit of special purpose government¹ created and existing pursuant to Chapter 190, Florida Statutes, and situated within Polk County, Florida; and

WHEREAS, the District is a political subdivision of the State of Florida and a “governmental agency” as that term is defined in Section 1.01(8) and Section 50.0311, Florida Statutes; and

WHEREAS, Chapter 50, Florida Statutes, provides that a governmental agency may publish certain statutorily required legal advertisements, publications and notices on a Publicly Accessible Website, as defined below, if the cost of publication is less than the cost of publication in a newspaper; and

WHEREAS, the District Board of Supervisors has determined that the cost of publication of legally required advertisements and public notices on the Polk County Publicly Accessible Website is less than the cost of publishing advertisements and public notices in a newspaper; and

WHEREAS, Polk County, Florida has adopted Ordinance 2024-041 and Resolutions 24-124 and 24-125 (“County Regulations”), designating the Publicly Accessible Website of URL <http://polkcounty.column.us/search> (“Publicly Accessible Website”) for the publication of Legal Notices and Advertisements, such Ordinance and Resolutions are hereby adopted by this reference as if fully set forth herein; and

¹ Section 190.003(6), FS

WHEREAS, Polk County Resolution 2024-124 also designates the Publicly Accessible Website for the use of governmental agencies within Polk County; and

WHEREAS, the District desires to publish all legal advertisements and public notices on the Publicly Accessible Website to the extent authorized by law; and

WHEREAS, the District's Board of Supervisors finds that granting to the District Manager and the Chairman the Authority to enter into the Participation Agreement and the Government Agency Order in the substantial form as set forth in Composite Exhibit A, attached hereto and incorporated by this reference, is in the best interests of the District.

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

1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION. The District hereby authorizes the use of the Publicly Accessible Website, as allowed by law, to be used for the publication of legal advertisements and public notices.

3. DELEGATION OF AUTHORITY. The District Manager and the Chairman are hereby authorized to sign, accept or execute a Participation Agreement and Government Agency Order in substantially the form attached hereto as Composite Exhibit A.

4. PUBLICATION OF NOTICE AND REGISTRY. The District Manager shall cause notice of the use of the Publicly Accessible Website for legal advertisements and public notices to be published annually in a newspaper of general circulation within the jurisdiction of the District and to maintain a registry of property owners and residents as set forth in Section 50.0311(6), Florida Statutes.

5. AUTHORIZATION. The District Manager is hereby authorized to take all actions necessary to provide for the implementation of this Resolution and comply with the specific requirements of Section 50.0311 and the County Regulations.

6. CONFLICTING PROVISIONS. All District Rules, Policies or Resolutions in conflict with this Resolution are hereby suspended.

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

8. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 13TH DAY OF NOVEMBER 2024.

**NORTH POWERLINE ROAD
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Print Name: _____

Chair/ Vice Chair

Print Name: _____

Composite Exhibit A

Governmental Agency Order

D-R Media and Investments, LLC Publicly Accessible Website Agreement

This Order is between County/[Governmental Agency] ("County")/"Governmental Agency") and D-R Media and Investments, LLC ("Contractor" or "D-R Media") pursuant to Contractor's Agreement with Polk County. Contractor affirms that the representations and warranties in the Agreement are true and correct as of the date this Order is executed by Contractor. In the event of any inconsistency between this Order and the Agreement, the provisions of the Agreement shall govern and control.

Services to be provided pursuant to this Order:

[COMPOSE SIMPLE SUMMARY INCLUDING GO-LIVE DATE]

The time period for this Order, unless otherwise extended or terminated by either party, is as follows:

Contractor shall provide notices on the Publicly Accessible Website at no charge to the County/Governmental Agency as provided in the Agreement.

Additional Terms:

- a. **Form of Notice.** County/Governmental Agency shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Notices published on the Website. County/Governmental Agency shall be solely responsible for compliance with the Notice Requirements.

- b. **Sovereign Immunity.** Nothing contained in this Agreement shall be deemed a waiver, expressed or implied, of the County/Governmental Agency's sovereign immunity or an increase in the limits of liability pursuant to Section 768.28, Florida Statutes, regardless of whether any such obligations are based in tort, contract, statute, strict

liability, negligence, product liability or otherwise nor shall anything included herein be construed as consent by County/Governmental Agency to be sued by a third party in any matter arising out of this Order.

c. Notices. Parties shall ensure any Notices are provided in accordance with the "Notices" section of the Agreement at the address for Contractor listed in the Agreement and the address for County/Governmental Agency listed in the Participation Agreement.

d. Public Records. The provisions of Section 119.0701 are hereby incorporated as if fully set forth herein. Governmental Agency's public records custodian is as follows:

Warranties and Disclaimer.

a. Each person signing this Order, represents and warrants that they are duly authorized and have legal capacity to execute and bind the respective party to the terms and conditions of this Order. Each party represents and warrants to the other that the execution and delivery of the Order and the performance of such Party's obligations thereunder have been duly authorized and that this Order is a valid and legal agreement binding on such Party and enforceable in accordance with its terms.

b. D-R Media warrants that the Services will perform substantially in accordance with the Agreement, documentation, and marketing proposals, and free of any material defect. D-R Media warrants to the Governmental Agency that, upon notice given to D-R Media of any defect in design or fault or improper workmanship, D-R Media shall remedy any such defect. D-R Media makes no warranty regarding, and will have no responsibility for, any claim arising out of: (i) a modification of the Services made by anyone other than D- R Media, even in a situation where D-R Media approves of such modification in writing; or (ii) use of the Services in combination with a third-party service, web hosting service, or server not authorized by D-R Media.

c. EXCEPT FOR THE EXPRESS WARRANTIES IN THE AGREEMENT AND THIS ORDER, D-R MEDIA HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING ANY IMPLIED WARRANTY OF

MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ARISING FROM A PRIOR COURSE OF DEALING.

d. EACH PROVISION OF THIS ORDER THAT PROVIDES FOR A LIMITATION OF LIABILITY, DISCLAIMER OF WARRANTIES, OR EXCLUSION OF DAMAGES IS TO ALLOCATE THE RISKS OF THIS ORDER BETWEEN THE PARTIES. THIS ALLOCATION IS REFLECTED IN THE PRICING OFFERED BY D-R MEDIA TO GOVERNMENTAL AGENCY AND IS AN ESSENTIAL ELEMENT OF THE BASIS OF THE BARGAIN BETWEEN THE PARTIES. EACH OF THESE PROVISIONS IS SEVERABLE AND INDEPENDENT OF ALL OTHER PROVISIONS OF THIS ORDER.

Ownership and Content Responsibility.

a. Upon completion of the Initial Implementation and go-live date, County/Governmental Agency shall assume full responsibility for County/Governmental Agency Content maintenance and administration. County/Governmental Agency, not D- R Media, shall have sole responsibility for the accuracy, quality, integrity, legality, reliability, appropriateness, and intellectual property ownership or right to use of all Governmental Agency Content.

b. At any time during the term of the applicable Order, County/Governmental Agency shall have the ability to download the County/Governmental Agency Content and export the County/Governmental Agency data through the Services.

Responsibilities of the Parties.

a. D-R Media will not be liable for any failure of performance that is caused by or the result of any act or omission by Governmental Agency or any entity employed/contracted on the Governmental Agency's behalf.

b. County/Governmental Agency shall be responsible for all activity that occurs under County/Governmental Agency's accounts by or on behalf of County/Governmental Agency. County/Governmental Agency agrees to (a) be solely responsible for all designated and authorized individuals chosen by Governmental Agency ("User") activity, which must be in accordance with this Order; (b) be solely responsible for County/Governmental Agency content and data; (c) obtain and maintain during the term

all necessary consents, agreements and approvals from end-users, individuals, or any other third parties for all actual or intended uses of information, data, or other content County/Governmental Agency will use in connection with the Services; (d) use commercially reasonable efforts to prevent unauthorized access to, or use of, any User's log-in information and the Services, and notify D-R Media promptly of any known unauthorized access or use of the foregoing; and (e) use the Services only in accordance with applicable laws and regulations.

c. The Parties shall comply with all applicable local, state, and federal laws, treaties, regulations, and conventions in connection with its use and provision of any of the Services or D-R Media Property.

d. In the event of a security breach at the sole fault of the negligence, malicious actions, omissions, or misconduct of D-R Media, D-R Media, as the data custodian, shall comply will all remediation efforts as required by applicable federal and state law.

(Signatures appear on the following page.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Order,
effective as of the date the last party signs this Order.

GOVERNMENTAL AGENCY NAME

ATTEST:

By: _____
GOVERNMENTAL AGENCY NAME/TITLE

CITY CLERK

Print Name
____ day of _____, 20__

Contractor

Signature

Print/Type Name

Title

**Form Participation Agreement for Publication of Legal Notices on County Designated
Publicly Accessible Website**

This Form Participation Agreement ("Participation Agreement") is made and entered into by and between Polk County, a political subdivision of the State of Florida ("County"), and _____, a local government existing under the laws of the State of Florida ("Local Government") (each a "Party," and collectively the "Parties").

RECITALS

- A. During the 2022 legislative session, the Florida Legislature enacted House Bill 7049, which created Section 50.0311, Florida Statutes.
- B. Effective January 1, 2023, Section 50.0311, Florida Statutes, authorizes a local governmental agency to publish legal notices under specified conditions on a publicly accessible website, owned or designated by the applicable county, instead of in a print newspaper.
- C. Local Government represents that it is a governmental agency as defined in Section 50.0311, Florida Statutes. Local Government desires to utilize County's designated publicly accessible website for certain required notices and advertisements.
- D. Pursuant to Section 50.0311, Florida Statutes, County designated the website operated by D-R Media ("Website") as County's publicly accessible website for publication of notices and advertisements ("Publications").

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals. The truth and accuracy of each clause set forth above is acknowledged by the Parties.
2. Designation of Website. County has entered into an agreement with Website ("Website Contract") for Publications. County may at any time, upon at least ninety (90) days prior to written notice to Local Government in accordance with the Notices section of this

Participation Agreement, designate a different entity as County's publicly accessible website pursuant to Section 50.0311, Florida Statutes. Parties shall consider any such new designation as automatically effective upon the date stated in County's notice without the need for an amendment to this Participation Agreement, and upon the effective date the new website shall be the "Website" for purposes of this Participation Agreement.

3. Utilization of Website. Local Government may utilize the Website for its Publications if and to the extent it elects to do so. Nothing in this Participation Agreement obligates Local Government to utilize the Website for any Publication. However, any utilization of Website by Local Government for Publications pursuant to Section 50.0311, Florida Statutes, shall be obtained exclusively through the Website Contract and not through any other contract or procurement method. Local Government agrees that no other website is County's designated publicly accessible website, and Local Government agrees it may not take any action to challenge or otherwise attempt to disqualify the designation of Website (or any substitute website pursuant to Section 2 above) as the properly designated website of County pursuant to Section 50.0311, Florida Statutes.

4. Term. The term of this Participation Agreement shall commence upon the date it is fully executed by the Parties ("Effective Date") and shall continue until terminated by either Party as otherwise provided herein.

5. Compliance with Notice Requirements. For the duration of this Participation Agreement, Local Government shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Publications published on the Website. County shall have no responsibility for ensuring that Local Government, the Website, or the Publications comply with the Notice Requirements or any other applicable law, rule, or regulation.

6. County Actions are Ministerial. Local Government acknowledges that any and all Publications of Local Government are prepared by Local Government and not by County. Local Government shall construe any and all actions of County in conjunction with, or

relating to, the designation of the Website for use by Local Government as, purely ministerial acts.

7. Costs and Payment. Local Government shall be solely responsible for the timely payment of all fees and costs associated with its Publications and use of the Website. Local Government shall utilize the Website Contract to obtain from Website any applicable services Local Government requires relating to Publications and shall pay Website directly for all such services provided in connection with Publications. Additionally, Local Government shall be solely responsible for payment of any and all mailing costs or other costs associated with the Publications or otherwise incurred relating to the Publications pursuant to Chapter 50, Florida Statutes, including without limitation Section 50.0311(6), Florida Statutes. County shall not be responsible for any fees or costs associated with: (a) use of the Website by Local Government; (b) any Publication; or (c) compliance with Chapter 50, Florida Statutes. Local Government recognizes and agrees that if Local Government fails to timely pay Website, then Website may terminate Local Government's access to the Website, and County shall have no liability to Local Government for such termination or lack of access, or any subsequent costs which Local Government might incur due to such termination or lack of access. Likewise, Local Government acknowledges that County has no control over payment processing services.

8. Sovereign Immunity. Except to the extent sovereign immunity may be deemed waived by entering into this Participation Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Participation Agreement.

9. Indemnification. Local Government shall indemnify and hold harmless County and all of County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Participation Agreement, and caused

or alleged to be caused, in whole or in part, by any breach of this Participation Agreement by Local Government, or any intentional, reckless, or negligent act or omission of Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Participation Agreement or any Publication. The obligations of this section shall survive the expiration or earlier termination of this Participation Agreement.

10. Termination.

10.1. Termination without cause. Either Party may terminate this Participation Agreement without cause upon at least ninety (90) days' prior written notice to the other Party.

10.2. Termination with cause. If the Party in breach has not corrected the breach within thirty (30) days after receipt of written notice from the aggrieved Party identifying the breach, then the aggrieved Party may terminate this Participation Agreement for cause.

10.3. Automatic Termination. If the publication of electronic notices is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of County's designated publicly accessible website for Publications, then this Participation Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

11. Notices. In order for a notice to a Party to be effective under this Participation Agreement, notice must be sent via U.S. first-class mail, with a contemporaneous copy sent via e-mail, to the addresses listed below and shall be effective upon mailing. The addresses for notice shall remain as set forth herein unless and until changed by providing notice of such change in accordance with the provisions of this section.

FOR COUNTY:

County Manager

Polk County Board of County Commissioners

P.O. Box 9005

Bartow, Florida 33830

With a copy to:

County Attorney

Polk County Board of County Commissioners

P.O. Box 9005, Drawer AT01 Bartow,

Florida 33830

FOR LOCAL GOVERNMENT:

Email address: _____

12. Prior Agreements. Parties shall consider this Participation Agreement as representing the final and complete understanding of the subject matter of this Participation Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Participation Agreement are contained herein.

13. Assignment. Neither this Participation Agreement nor any term or provision hereof or right hereunder may be assignable by either Party without the prior written consent of the other Party. Any assignment, transfer, encumbrance, or subcontract in violation of this section shall be void and ineffective.

14. Interpretation. The headings contained in this Participation Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Participation Agreement. All personal pronouns used in this Participation Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Participation Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Participation Agreement, such reference is to the section or article as a whole, including all of

the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

15. Third-Party Beneficiaries. Neither Local Government nor County intends to directly or substantially benefit a third party by this Participation Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Participation Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Participation Agreement.

16. Law. Jurisdiction. Venue. Waiver of Jury Trial. This Participation Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Participation Agreement shall be in the state courts of the Tenth Judicial Circuit in and for Polk County, Florida. If any claim arising from, related to, or in connection with this Participation Agreement must be litigated in federal court, then the exclusive venue for any such lawsuit shall be in the United States District Court, or the United States Bankruptcy Court, for the Middle District of Florida. EACH PARTY EXPRESSLY, VOLUNTARILY, INTENTIONALLY, IRREVOCABLY, AND KNOWINGLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.

17. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Participation Agreement and executed on behalf of County and Local Government, respectively, by persons authorized to execute same on their behalf.

18. Representation of Authority. Each individual executing this Participation Agreement on behalf of a Party represents and warrants that they are, on the date they sign this Participation Agreement, duly authorized by all necessary and appropriate action to execute this Participation Agreement on behalf of such Party and that they do so with full legal authority.

19. Counterparts and Multiple Originals. This Participation Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed

physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Participation Agreement.

20. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein was bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Participation Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Participation Agreement shall not be deemed a waiver of such provision or modification of this Participation Agreement. A waiver of any breach of a provision of this Participation Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Participation Agreement. For a waiver to be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

21. Compliance with Laws. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Participation Agreement.

(Remainder of this page intentionally left blank.)

IN WITNESS WHEREOF, the Parties have signed this Agreement and through their duly authorized signatories on the dates noted below their names.

ATTEST:

Stacy M. Butterfield
Clerk to the Board

POLK COUNTY

a political subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
County Manager

Date:
.....

ATTEST:

Local Government.

Signature

Signature

Print Name

Print Name

Title

Title

SECTION VII

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT RATIFYING REMOVAL OF DESIGNATED PARKING AREAS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules, rates, charges, and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, on June 6, 2023, at a duly noticed public meeting, the District’s Board of Supervisors (“**Board**”) previously adopted the District’s *Amended and Restated Rules Relating to Parking and Parking Enforcement* (“**Parking Policy**”), which designates the District’s Designated Parking Areas as identified and defined therein; and

WHEREAS, on August 6, 2024, at a duly noticed public meeting, the Board approved the removal of certain Designated Parking Areas (as defined in the District’s Parking Policy) on Tiny Flower Road, as shown on the amended map attached hereto as **Exhibit A**; and

WHEREAS, the Board accordingly finds that it is in the best interests of the District to adopt by resolution the amended Parking Policy as shown in **Exhibit A**, for immediate use and application.

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 herein.

SECTION 2. The District hereby adopts the amended Parking Policy to remove certain Designated Parking Areas (as defined in the District’s Parking Policy) on Tiny Flower Road as set forth in **Exhibit A** attached hereto. The remaining provisions of the Parking Policy are unchanged and hereby reaffirmed.

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

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

PASSED AND ADOPTED THIS 20th DAY OF NOVEMBER 2024.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

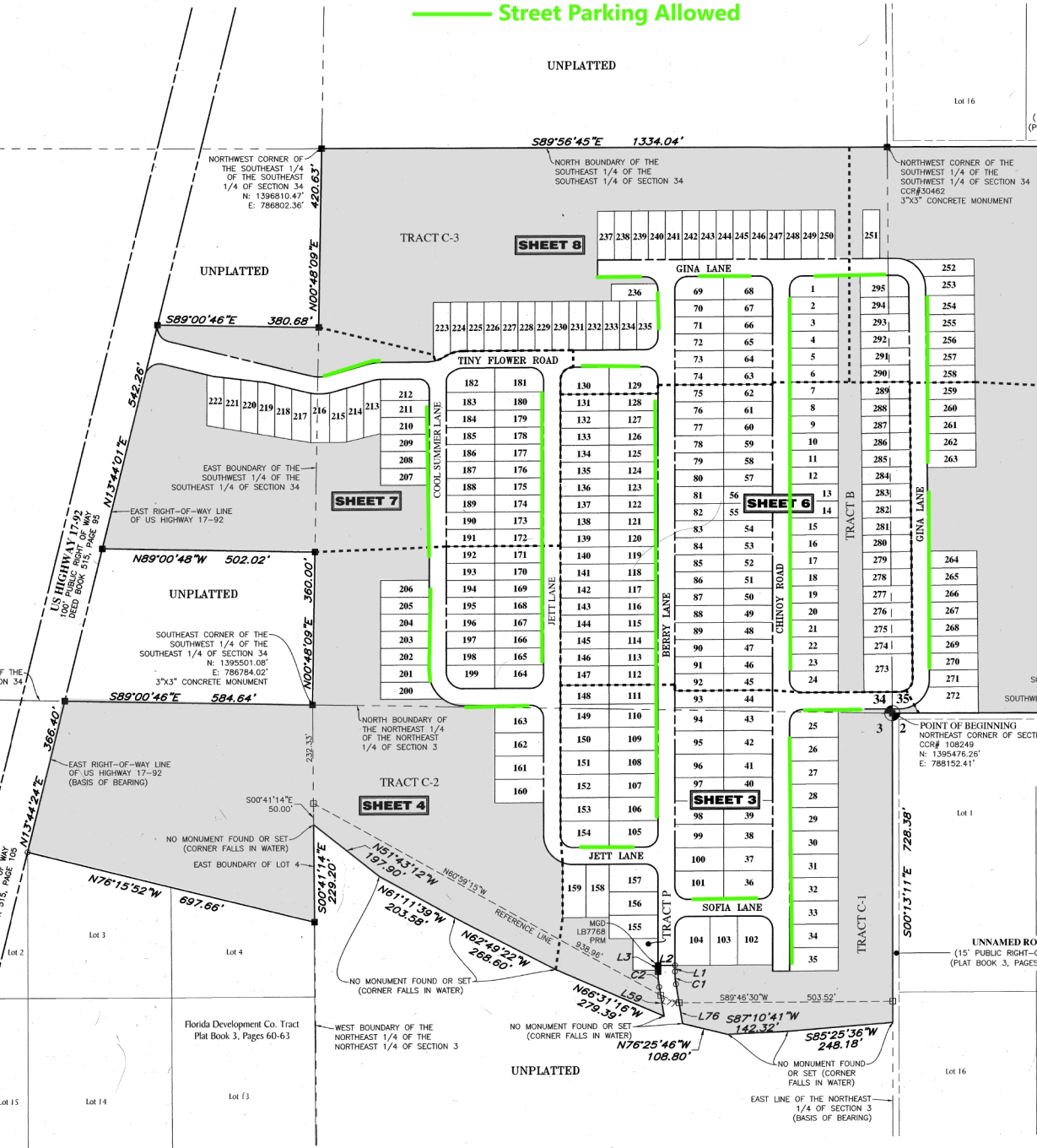
Exhibit A: Amended Parking Policy Map

North Powerline Road CDD

Phase 1 - Street Parking Map

Revised 8/6/2024

Street Parking Allowed



UNPLATTED

S89°56'45"E 1334.04'

NORTH BOUNDARY OF THE
SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 34

Lot 16

NORTHWEST CORNER OF THE
SOUTHWEST 1/4 OF SECTION 34
CCR#50462
3'X3' CONCRETE MONUMENT

TRACT C-3

SHEET 8

GINA LANE

UNPLATTED

S89°00'46"E 380.68'

TINY FLOWER ROAD

SHEET 7

COOL SUMMER LANE

EAST BOUNDARY OF THE
SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 34

UNPLATTED

N89°00'48"W 502.02'

SOUTHWEST CORNER OF THE
SOUTHWEST 1/4 OF SECTION 34
N: 1395501.08'
E: 786784.02'
3'X3' CONCRETE MONUMENT

UNPLATTED

S89°00'46"E 584.64'

EAST RIGHT-OF-WAY LINE
OF US HIGHWAY 17-92
(BASIS OF BEARING)

TRACT C-2

SHEET 4

JETT LANE

NO MONUMENT FOUND OR SET
(CORNER FALLS IN WATER)

Lot 3

Florida Development Co. Tract
Plat Book 3, Pages 60-63

WEST BOUNDARY OF THE
NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 3

UNPLATTED

SHEET 3

SOPIA LANE

POINT OF BEGINNING
NORTHEAST CORNER OF SECT
COR# 108249
N: 1395476.26'
E: 788152.41'

Lot 1

UNNAMED RO
(15' PUBLIC RIGHT-
(PLAT BOOK 3, PAGES

Lot 16

EAST LINE OF THE NORTHEAST
1/4 OF SECTION 3
(BASIS OF BEARING)

SECTION VIII



MEMORANDUM

TO: North Powerline Road Community Development District
Board of Supervisors

FROM: Kilinski | Van Wyk, PLLC

DATE: November 20, 2024

RE: Public Records Retention

The purpose of this memorandum is to outline the District’s responsibilities in relation to the retention and disposition of its public records (“Records Retention”) and to present a choice between two different resolutions for the Board to consider. Historically, most districts have not engaged in the disposition of records and have simply chosen to keep all records. However, current state law provides for the disposition of many records after a specified period of time. In order to devise a Records Retention Policy which makes sense, there are three primary sources for legal requirements that must be considered.

Overview of State Law Records Retention Requirements

Florida Law sets forth a comprehensive scheme governing Records Retention. Section 257.36, *Florida Statutes*, entitled “Records and Information Management” created the Division of Library and Information Services of the Department of State (“DLIS”) which is charged with the duty to set forth policies and rules regulating Records Retention. To this end, DLIS has adopted comprehensive rules and policies applicable to community development districts (“CDDs”) which are set forth in the Florida Administrative Code sections 1B-24.001, 1B-24.003, 1B-26.0021, and 1B-26.003. DLIS adopts records retention schedules which provide the minimum amount of time that different public records must be kept before they are disposed (“Schedules”). The Schedules typically applicable to CDDs are GS1-SL (General Records Schedule for State and Local Government Agencies), GS3 (General Records Schedule for Election Records), and GS14 (General Records Schedule for Public Utilities). GS1-SL and GS3 will apply to every CDD, while GS14 will apply to just those CDDs operating water and sewer utilities. Each of these three schedules is further broken down into categories of similar documents.

Under Florida law, all documents of a particular type must be retained for the minimum amount of time set forth in the applicable section of the Schedules. In the event a District record exists that does not fall into one of the specified categories, the District is responsible for requesting that an “Individual Records Schedule” be created by DLIS.

Florida law allows CDDs to adopt policies that extend the amount of time a record must be kept. However, CDDs do not have the power to shorten the time periods in the Schedules.

Overview of Federal Law Records Retention Requirements by Virtue of Tax-Exempt Bond Issuance

If a District has issued tax exempt bonds, there are various requirements imposed by federal law relating to Records Retention. The general principle is that documents in any way related to the issuance of tax-exempt bonds, revenues securing bonds, and the use of the bond proceeds should be kept until at least three (3) years after the bonds are redeemed. If refunding bonds are issued, records for the refunding bonds and the bonds refunded should be kept until at least three (3) years after the refunding bonds are redeemed. The records which must be kept include, but are not limited to:

1. Basic records relating to the bond transaction (including the trust indenture, loan agreements, and bond counsel opinion); and
2. Documentation evidencing the expenditure of bond proceeds; and
3. Documentation evidencing use of bond-financed property by public and private sources (i.e., copies of management contracts and research agreements); and
4. Documentation evidencing all sources of payment or security for the bonds, such as assessments; and
5. Documentation pertaining to any investment of bond proceeds (including the purchase and sale of securities, SLGS subscriptions, yield calculations for each class of investments, actual investment income received from the investment of proceeds, guaranteed investment contracts, and rebate calculations).

Overview of Trust Indenture Requirements to Retain Records

Most, if not all, trust indentures require CDDs that have issued bonds to maintain records which demonstrate that the District has not taken any action to jeopardize the tax-exempt status of the bonds.

Current Responsibilities for District Records Retention

Section 119.021(2)(b), *Florida Statutes*, provides that the District must comply with the DLIS rules establishing retention schedules and disposal processes. Section 119.021(2)(c), *Florida Statutes*, provides that each public official shall systematically dispose of records no longer needed, subject to the consent of DLIS. Although the ultimate responsibility rests with the Secretary, the District needs to formally appoint a Records Management Liaison Officer to interact with DLIS. The attached resolutions appoint a Records Management Liaison Officer and outline such person's duties.

District Options for Records Retention Policy

At this point in time, the District really has two options to ensure compliance with applicable Records Retention laws.

First, the District can adopt the Florida Records Retention Schedules modified to ensure the District is also retaining the records required by federal law and the trust indenture. This option allows for the timely destruction of records while ensuring that the District's policy is in compliance with state and federal laws. Kilinski | Van Wyk, PLLC has prepared a resolution that implements this option, and it is attached hereto as **Option 1**.

Second, a District can adopt the Florida Records Retention Schedules as written and adopt a policy that states that the District will not be destroying any records at this point in time. While this seems like the easiest approach, it has its drawbacks and is inconsistent with the structure intended by Florida law. Not disposing of documents in a timely manner increases the cost of maintaining records thereby shifting valuable financial resources away from core functions. In addition, unnecessary Records Retention may disadvantage a District in future litigation and may be viewed as a lackadaisical approach to records management, thereby undermining the public's confidence in the integrity of the Records Retention system. Despite these concerns, the District could choose to keep all records. Kilinski | Van Wyk, PLLC has prepared a resolution that implements this option, and it is attached hereto as **Option 2**.

It is important to note that the District could change its Records Retention policy at a later date so long as the District's amendment was consistent with the notice and hearing provisions found in Chapter 190.

Electronic Recordkeeping

Electronic recordkeeping is one of the many subjects under consideration by the Florida Legislature and our office will circulate an update on any legislative developments that occur. Presently, electronic recordkeeping is authorized by Rule 1B-26.003, Florida Administrative Code, which provides control standards relating to the same. The DLIS recently released the “Electronic Recordkeeping Strategic Plan,” which focuses on recording strategies as they relate to electronic records. The Strategic Plan, as well as a multitude of resources for records managers, is made available for review by DLIS at the following address: http://dlis.dos.state.fl.us/index_RecordsManagers.cfm.

OPTION 1

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (the “Records Management Liaison Officer”); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District’s Board of Supervisors (the “Board”) finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the “Policy”) for immediate use and application; and

WHEREAS, the District desires to provide for future amendment of the Records Retention Policy.

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

SECTION 1. The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District’s records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

- A. Serve as the District’s contact with the Florida Department of State, State Library and Archives of Florida;

- B. Coordinate the District’s records inventory;
- C. Maintain records retention and disposition forms;
- D. Coordinate District records management training;
- E. Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F. Participate in the development of the District’s development of electronic record keeping systems;
- G. Submit annual compliance statements;
- H. Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I. Such other duties as may be assigned by the Board or the District’s records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State (“Division”) pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in **Exhibit A**. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District’s Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in **Exhibit A**. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day November 2024.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: District Amendments to General Records Schedules Established by the Division

Exhibit A

District Amendments to General Records Schedules established by the Division

ADVERTISEMENTS: LEGAL (Item #25)

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

AUDITS: INDEPENDENT (Item #56)

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: DETAIL (Item #340)

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: SUMMARY (Item #341)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

INCIDENT REPORT FILES (Item #241)

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

OPTION 2

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (the “Records Management Liaison Officer”); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District’s Board of Supervisors (the “Board”) finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the “Policy”) for immediate use and application; and

WHEREAS, the District desires to provide for future amendment of the Records Retention Policy.

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

SECTION 1. The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District’s records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include, but not be limited to, the following:

- A. Serve as the District’s contact with the Florida Department of State, State Library and Archives of Florida;
- B. Coordinate the District’s records inventory;
- C. Maintain records retention and disposition forms;
- D. Coordinate District records management training;
- E. Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F. Participate in the District’s development of electronic record keeping systems.
- G. Submit annual compliance statements;
- H. Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I. Such other duties as may be assigned by the Board or the District’s records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State (“Division”) pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District hereby extends the minimum retention guidelines contained in the General Records Schedules so that the District will retain all public records relating to District business until the Board of Supervisors amends the Records Retention Policy to address the disposition of the same. To the extent the above statute, rules, or schedules are amended or supplemented in the future, the District’s Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic change does not permit the disposition of District records without further action of the Board. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of November 2024.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: General Records Schedules, GS1-SL and GS3

Composite Exhibit A

General Records Schedules Established by the Division (GS1-SL and GS3)

[attach, if Option 2 adopted]

SECTION IX

REBATE REPORT

\$11,000,000

North Powerline Road Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2022

Dated: June 9, 2022

Delivered: June 9, 2022

Rebate Report to the Computation Date

June 9, 2025

Reflecting Activity To

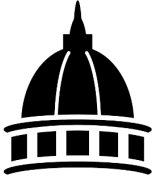
July 31, 2024



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service Schedule	11
Arbitrage Rebate Calculation Detail Report – Phase-3 Acquisition & Construction Account	13
Arbitrage Rebate Calculation Detail Report – Phase-4 Acquisition & Construction Account	15
Arbitrage Rebate Calculation Detail Report – Reserve Account	17
Arbitrage Rebate Calculation Detail Report – Interest Account	18
Arbitrage Rebate Calculation Detail Report – Costs of Issuance Account	19
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	20



AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

August 19, 2024

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

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

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of June 9, 2025, the Computation Date. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the June 9, 2025 Computation Date
Reflecting Activity from June 9, 2022 through July 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Phase-3 Acquisition & Construction Account	1.896188%	34,612.99	(77,447.09)
Phase-4 Acquisition & Construction Account	1.599898%	22,330.25	(64,139.34)
Reserve Account	3.948773%	56,559.60	(25,805.17)
Interest Account	1.689054%	1,591.70	(4,229.54)
Costs of Issuance Account	1.299203%	11.43	(43.31)
Totals	2.415408%	\$115,105.97	\$(171,664.45)
Bond Yield	5.588202%		
Rebate Computation Credits			(4,375.70)
Net Rebatable Arbitrage			\$(176,040.15)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from June 9, 2022, the date of the closing, to July 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 9, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between June 9, 2022 and July 31, 2024, the District made periodic payments into the Interest, Sinking and Prepayment Accounts (collectively, the "Debt Service Fund") that were used, along with the interest earned, to provide the required debt service payments.

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

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

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

DEFINITIONS

7. Computation Date

June 9, 2025.

8. Computation Period

The period beginning on June 9, 2022, the date of the closing, and ending on July 31, 2024.

9. Bond Year

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

10. Bond Yield

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

11. Taxable Investment Yield

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

12. Issue Price

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

13. Rebatable Arbitrage

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

14. Funds and Accounts

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

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

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of July 31, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 9, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 9, 2025, is the Rebateable Arbitrage.

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

Sources of Funds

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

Uses of Funds

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

PROOF OF ARBITRAGE YIELD

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

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

PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/09/2022					
11/01/2022			239,565.83	239,565.83	
05/01/2023	150,000	4.750%	303,675.00	453,675.00	693,240.83
11/01/2023			300,112.50	300,112.50	
05/01/2024	160,000	4.750%	300,112.50	460,112.50	760,225.00
11/01/2024			296,312.50	296,312.50	
05/01/2025	170,000	4.750%	296,312.50	466,312.50	762,625.00
11/01/2025			292,275.00	292,275.00	
05/01/2026	175,000	4.750%	292,275.00	467,275.00	759,550.00
11/01/2026			288,118.75	288,118.75	
05/01/2027	185,000	4.750%	288,118.75	473,118.75	761,237.50
11/01/2027			283,725.00	283,725.00	
05/01/2028	195,000	5.250%	283,725.00	478,725.00	762,450.00
11/01/2028			278,606.25	278,606.25	
05/01/2029	205,000	5.250%	278,606.25	483,606.25	762,212.50
11/01/2029			273,225.00	273,225.00	
05/01/2030	215,000	5.250%	273,225.00	488,225.00	761,450.00
11/01/2030			267,581.25	267,581.25	
05/01/2031	225,000	5.250%	267,581.25	492,581.25	760,162.50
11/01/2031			261,675.00	261,675.00	
05/01/2032	240,000	5.250%	261,675.00	501,675.00	763,350.00
11/01/2032			255,375.00	255,375.00	
05/01/2033	255,000	5.625%	255,375.00	510,375.00	765,750.00
11/01/2033			248,203.13	248,203.13	
05/01/2034	265,000	5.625%	248,203.13	513,203.13	761,406.26
11/01/2034			240,750.00	240,750.00	
05/01/2035	285,000	5.625%	240,750.00	525,750.00	766,500.00
11/01/2035			232,734.38	232,734.38	
05/01/2036	300,000	5.625%	232,734.38	532,734.38	765,468.76
11/01/2036			224,296.88	224,296.88	
05/01/2037	315,000	5.625%	224,296.88	539,296.88	763,593.76
11/01/2037			215,437.50	215,437.50	
05/01/2038	335,000	5.625%	215,437.50	550,437.50	765,875.00
11/01/2038			206,015.63	206,015.63	
05/01/2039	355,000	5.625%	206,015.63	561,015.63	767,031.26
11/01/2039			196,031.25	196,031.25	
05/01/2040	375,000	5.625%	196,031.25	571,031.25	767,062.50
11/01/2040			185,484.38	185,484.38	
05/01/2041	395,000	5.625%	185,484.38	580,484.38	765,968.76
11/01/2041			174,375.00	174,375.00	
05/01/2042	420,000	5.625%	174,375.00	594,375.00	768,750.00
11/01/2042			162,562.50	162,562.50	
05/01/2043	445,000	5.625%	162,562.50	607,562.50	770,125.00
11/01/2043			150,046.88	150,046.88	
05/01/2044	470,000	5.625%	150,046.88	620,046.88	770,093.76
11/01/2044			136,828.13	136,828.13	
05/01/2045	495,000	5.625%	136,828.13	631,828.13	768,656.26
11/01/2045			122,906.25	122,906.25	
05/01/2046	525,000	5.625%	122,906.25	647,906.25	770,812.50
11/01/2046			108,140.63	108,140.63	
05/01/2047	555,000	5.625%	108,140.63	663,140.63	771,281.26
11/01/2047			92,531.25	92,531.25	
05/01/2048	585,000	5.625%	92,531.25	677,531.25	770,062.50
11/01/2048			76,078.13	76,078.13	
05/01/2049	620,000	5.625%	76,078.13	696,078.13	772,156.26
11/01/2049			58,640.63	58,640.63	
05/01/2050	655,000	5.625%	58,640.63	713,640.63	772,281.26

BOND DEBT SERVICE

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.588202%)
12/23/22		3,750.00	4,294.78
01/20/23		101,675.00	115,965.57
01/20/23		13,221.80	15,080.14
01/20/23		7,500.00	8,554.14
01/25/23		25,260.19	28,788.50
02/17/23		2,691.00	3,056.56
02/17/23		51,340.48	58,314.91
02/17/23		96,957.01	110,128.28
02/17/23		3,750.00	4,259.42
03/03/23		3,750.00	4,249.00
03/15/23		3,750.00	4,241.20
03/28/23		350.00	395.06
03/28/23		2,285.63	2,579.88
06/29/23		2,500.00	2,782.81
10/10/23		114.00	124.95
12/21/23		77.00	83.48
07/31/24	Bal	137.83	144.51
07/31/24	Acc	0.57	0.60

06/09/25	TOTALS:	34,612.99	-77,447.09

ISSUE DATE:	06/09/22	REBATABLE ARBITRAGE:	-77,447.09
COMP DATE:	06/09/25	NET INCOME:	34,612.99
BOND YIELD:	5.588202%	TAX INV YIELD:	1.896188%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.588202%)
12/20/22		3,750.00	4,296.76
12/23/22		3,750.00	4,294.78
01/18/23		3,750.00	4,278.38
01/20/23		3,750.00	4,277.07
02/17/23		3,750.00	4,259.42
06/08/23		2.00	2.23
07/27/23		1,307.11	1,448.75
09/11/23		430.00	473.40
10/10/23		517.50	567.20
12/04/23		312.00	339.15
02/06/24		167.33	180.17
03/26/24		117.50	125.55
06/21/24		26.55	28.00
07/31/24	Bal	612.50	642.17
07/31/24	Acc	2.62	2.75

06/09/25	TOTALS:	22,330.25	-64,139.34

ISSUE DATE:	06/09/22	REBATABLE ARBITRAGE:	-64,139.34
COMP DATE:	06/09/25	NET INCOME:	22,330.25
BOND YIELD:	5.588202%	TAX INV YIELD:	1.599898%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.588202%)
06/09/22	Beg Bal	-758,587.50	-894,983.11
07/05/22		353.31	415.18
08/02/22		710.76	831.78
09/02/22		1,090.16	1,269.93
10/04/22		1,237.55	1,434.58
11/02/22		1,648.35	1,902.61
12/02/22		2,029.66	2,332.01
12/02/22		0.94	1.08
01/04/23		2,310.90	2,642.16
02/02/23		2,453.01	2,792.65
03/02/23		2,347.37	2,660.14
04/04/23		2,675.04	3,016.65
05/02/23		2,733.85	3,069.78
06/02/23		2,973.87	3,323.99
07/05/23		2,917.33	3,244.36
08/01/23		108,790.62	120,505.47
08/02/23		3,055.26	3,383.74
09/05/23		2,719.27	2,996.45
10/03/23		2,637.26	2,893.65
11/01/23		111,640.62	121,970.12
11/02/23		2,734.78	2,987.36
12/04/23		2,199.58	2,390.98
01/03/24		2,271.84	2,458.59
02/02/24		2,262.45	2,437.58
03/04/24		2,102.90	2,254.61
04/02/24		2,248.22	2,400.10
05/02/24		2,172.91	2,309.08
06/04/24		2,247.80	2,376.99
07/02/24		2,176.34	2,291.57
07/31/24	Bal	538,156.26	564,226.91
07/31/24	Acc	2,248.89	2,357.84

06/09/25	TOTALS:	56,559.60	-25,805.17

ISSUE DATE: 06/09/22 REBATABLE ARBITRAGE: -25,805.17
COMP DATE: 06/09/25 NET INCOME: 56,559.60
BOND YIELD: 5.588202% TAX INV YIELD: 3.948773%

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

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

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

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

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

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

06/09/25	TOTALS:	11.43	-43.31

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

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.588202%)
06/09/23		-1,960.00	-2,188.41
06/09/24		-2,070.00	-2,187.29

06/09/25	TOTALS:	-4,030.00	-4,375.70

ISSUE DATE: 06/09/22 REBATABLE ARBITRAGE: -4,375.70
 COMP DATE: 06/09/25
 BOND YIELD: 5.588202%

SECTION X

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2023/2024, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the North Powerline Road Community Development District (“**Board**”), previously adopted the District’s Fiscal Year 2023/2024 annual budget (“**Budget**”); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, Florida Statutes, and the resolution adopting the Budget (the “**Adoption Resolution**”) authorizes the Board to amend the Budget; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the District Manager’s proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2023/2024.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the North Powerline Road Community Development District for the fiscal year ending September 30, 2024, as amended and adopted by the Board of Supervisors effective November 20, 2024.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sums set forth below, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>See Attached Exhibit A</u>
DEBT SERVICE FUND (SERIES 2020)	<u>See Attached Exhibit A</u>
DEBT SERVICE FUND (SERIES 2022)	<u>See Attached Exhibit A</u>
CAPITAL RESERVE FUND	<u>See Attached Exhibit A</u>
TOTAL ALL FUNDS	<u>See Attached Exhibit A</u>

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. 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.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this 20th day of November 2024.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2023/2024 Budget

EXHIBIT A

Amended Fiscal Year 2023/2024 Budget

North Powerline Road
Community Development District

Amended Budget
FY 2024



Table of Contents

1-2

General Fund

North Powerline Road

Community Development District

General Fund

Description	Adopted Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024	Actuals FY2024
Revenues				
Assessments	\$ 737,946	\$ 3,851	\$ 741,797	\$ 741,797
Boundary Amendment Contributions	\$ -	\$ 16,756	\$ 16,756	\$ 16,756
Lease Proceeds	\$ -	\$ 130,999	\$ 130,999	\$ 130,999
Interest	\$ -	\$ 71	\$ 71	\$ 71
Miscellaneous Income	\$ -	\$ 250	\$ 250	\$ 250
Carryforward Balance	\$ -	\$ 48,178	\$ 48,178	\$ 312,604
Total Revenues	\$ 737,946	\$ 200,106	\$ 938,051	\$ 1,202,477
Expenditures				
<i>Administrative</i>				
Supervisor Fees	\$ 12,000	\$ -	\$ 12,000	\$ 4,800
Engineering	\$ 20,000	\$ -	\$ 20,000	\$ 640
Attorney	\$ 30,000	\$ -	\$ 30,000	\$ 21,702
Annual Audit	\$ 5,500	\$ (1,550)	\$ 3,950	\$ 3,950
Assessment Administration	\$ 6,500	\$ -	\$ 6,500	\$ 6,500
Arbitrage	\$ 1,350	\$ -	\$ 1,350	\$ 900
Dissemination	\$ 7,000	\$ -	\$ 7,000	\$ 7,000
Trustee Fees	\$ 12,500	\$ -	\$ 12,500	\$ 8,081
Management Fees	\$ 40,000	\$ -	\$ 40,000	\$ 40,000
Information Technology	\$ 1,890	\$ -	\$ 1,890	\$ 1,890
Website Maintenance	\$ 1,260	\$ -	\$ 1,260	\$ 1,260
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 2,000	\$ 1,828
Insurance	\$ 7,687	\$ -	\$ 7,687	\$ 6,371
Copies	\$ 1,000	\$ -	\$ 1,000	\$ 63
Legal Advertising	\$ 10,000	\$ 3,000	\$ 13,000	\$ 12,189
Other Current Charges	\$ 5,000	\$ -	\$ 5,000	\$ 524
Boundary Amendment Expenses	\$ -	\$ 12,960	\$ 12,960	\$ 12,960
Office Supplies	\$ 625	\$ -	\$ 625	\$ 28
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 163,487	\$ 15,410	\$ 178,897	\$ 130,862

North Powerline Road

Community Development District

General Fund

Description	Adopted Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024	Actuals FY2024
<i><u>Operation & Maintenance</u></i>				
<i><u>Field Expenditures</u></i>				
Property Insurance	\$ 20,000	\$ -	\$ 20,000	\$ 20,014
Field Management	\$ 16,538	\$ -	\$ 16,538	\$ 16,538
Landscape Maintenance	\$ 100,000	\$ -	\$ 100,000	\$ 88,224
Landscape Replacement	\$ 25,000	\$ -	\$ 25,000	\$ 4,066
Lake Maintenance	\$ 21,600	\$ -	\$ 21,600	\$ 11,016
Fountain Maintenance	\$ 1,800	\$ -	\$ 1,800	\$ 150
Streetlights	\$ 75,000	\$ 50,000	\$ 125,000	\$ 121,401
Electric	\$ 7,500	\$ -	\$ 7,500	\$ 7,390
Water & Sewer	\$ 2,400	\$ -	\$ 2,400	\$ 582
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 2,500	\$ -
Irrigation Repairs	\$ 5,000	\$ 3,000	\$ 8,000	\$ 7,128
General Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ 30,000	\$ 26,338
Contingency	\$ 7,500	\$ -	\$ 7,500	\$ 5,871
Subtotal	\$ 299,838	\$ 68,000	\$ 367,838	\$ 308,718
<i><u>Amenity Expenditures</u></i>				
Amenity - Electric	\$ 16,800	\$ -	\$ 16,800	\$ 13,506
Amenity - Water	\$ 4,000	\$ -	\$ 4,000	\$ 2,824
Playground Lease	\$ 53,688	\$ -	\$ 53,688	\$ 53,073
Internet	\$ 2,000	\$ -	\$ 2,000	\$ 1,318
Pest Control	\$ 630	\$ 450	\$ 1,080	\$ 1,080
Janitorial Services	\$ 10,800	\$ -	\$ 10,800	\$ 8,970
Security Services	\$ 34,000	\$ -	\$ 34,000	\$ 31,596
Pool Maintenance	\$ 36,000	\$ -	\$ 36,000	\$ 35,205
Amenity Access Management	\$ 5,250	\$ -	\$ 5,250	\$ 5,250
Amenity Repairs & Maintenance	\$ 15,000	\$ -	\$ 15,000	\$ 9,859
Contingency	\$ 7,500	\$ -	\$ 7,500	\$ 4,625
Capital Outlay	\$ -	\$ 130,999	\$ 130,999	\$ 130,999
Subtotal	\$ 185,668	\$ 131,449	\$ 317,117	\$ 298,304
Operation & Maintenance Expenses	\$ 485,506	\$ 199,449	\$ 684,955	\$ 607,022
Total Expenditures	\$ 648,993	\$ 214,859	\$ 863,852	\$ 737,884
<i><u>Other Financing Sources/(Uses)</u></i>				
Capital Reserve	\$ (88,953)	\$ 14,753	\$ (74,200)	\$ (74,200)
Total Other Financing Sources/(Uses)	\$ (88,953)	\$ 14,753	\$ (74,200)	\$ (74,200)
Excess Revenues/(Expenditures)	\$ -	\$ (0)	\$ (0)	\$ 390,393

SECTION XI

SECTION C

*Item will be
provided under
separate cover.*

SECTION 1



Aquagenix

A Division of DeAngelo Contracting Services

August 19, 2024

North Powerline Road CDD
c/o Governmental Management Services-CFL
219 E. Livingston Street
Orlando, FL 32801

Attn: Marshall Tindall

Dear Mr. Tindall,

Please accept our heartfelt thanks for allowing Aquagenix to provide your professional waterway management services during the past year.

Aquagenix uses the best available herbicides and licensed employees to service your account. Although your contract allows for a 4% annual increase on your scheduled renewal date (to account for the rising costs of equipment, chemicals, labor, and fuel), we will be extending our services to you with **NO INCREASE** through next year. Your current price will remain in effect through September 2025.

At this time, we would also like to remind you that if there have been any changes in billing or site contact information, please inform our office in writing so that we may update our records.

As always, please do not hesitate to contact us at the number below if you have any questions or concerns about your waterway services.

Sincerely,

Cotton Roberts

Cotton Roberts
Branch Manager

SECTION D

SECTION 1

North Powerline Road Community Development District

Summary of Check Register

August 1, 2024 to September 30, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	8/9/24	748-761	\$ 27,648.70
	8/16/24	762-765	\$ 11,751.37
	8/23/24	766-768	\$ 8,094.81
	8/30/24	769-770	\$ 573.75
	9/13/24	771-779	\$ 94,172.45
	9/20/24	780-785	\$ 49,865.88
			\$ 192,106.96
Capital Projects Fund			
	8/6/24	149	\$ 188.42
	9/5/24	150	\$ 20,815.00
			\$ 21,003.42
Total Amount			\$ 213,110.38

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/09/24	00049	8/01/24	INV-0266	202408	320	53800	47000		AQUAGENIX	*	918.00	918.00	000748
8/09/24	00051	7/26/24	12852	202407	330	57200	48200		MONTHLY CLEANING - JUL 24	*	550.00		
		7/26/24	12852	202407	330	57200	48200		TRASH COLLECT - JUL 24	*	250.00		
									CSS CLEAN STAR SERVICES CENTRAL FL			800.00	000749
8/09/24	00058	8/06/24	EC080620	202408	310	51300	11000		SUPERVISOR FEE 08/06/2024	*	200.00		
									EMILY J CASSIDY			200.00	000750
8/09/24	00064	7/31/24	00065824	202407	310	51300	48000		NOT OF FY25 BUDGET	*	2,981.54		
									GANNETT FLORIDA LOCALIQ			2,981.54	000751
8/09/24	00066	8/09/24	09012024	202408	300	15500	10000		DR PLAYGRND LEASE SEP 24	*	3,048.12		
									HNB PROPERTY, LLC			3,048.12	000752
8/09/24	00008	8/06/24	KC080620	202408	310	51300	11000		SUPERVISOR FEE 08/06/2024	*	200.00		
									KEVIN CHINOY			200.00	000753
8/09/24	00032	6/19/24	9627	202405	310	51300	49100		BOUNDARY AMENDMENT #5 FEE	*	1,061.00		
									KILINSKI VAN WYK, PLLC			1,061.00	000754
8/09/24	00009	8/06/24	LS080620	202408	310	51300	11000		SUPERVISOR FEE 08/06/2024	*	200.00		
									LAUREN SCHWENK			200.00	000755
8/09/24	00069	6/28/24	93244	202407	330	57200	34500		7/4/24 SECURITY	*	343.60		
									NATION SECURITY SERVICES LLC			343.60	000756
8/09/24	00034	7/28/24	13490	202407	320	53800	47300		IRRIGATION REPAIRS	*	81.08		
		8/01/24	13619	202408	320	53800	46200		DR4 LANDSCAPE MAINT AUG24	*	5,835.84		
		8/01/24	13733	202408	320	53800	46200		LANDSCAPE MAINT - AUG24	*	3,820.42		
									PRINCE & SONS INC.			9,737.34	000757

NPRC NORTH POWER LI IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/09/24	00011	8/06/24	RH080620	202408	310-51300-11000		SUPERVISOR FEE 08/06/2024 RENNIE HEATH	*	200.00	200.00	000758
8/09/24	00050	8/01/24	23717	202408	330-57200-48500		POOL MAINTENANCE - AUG 24 RESORT POOL SERVICES	*	2,750.00	2,750.00	000759
8/09/24	00059	7/31/24	11826219	202407	330-57200-34500		SECURITY SERVICES JUL24 SECURITAS SECURITY SERVICES USA, INC	*	2,818.40	2,818.40	000760
8/09/24	00054	8/09/24	09012024	202408	300-15500-10000		PLAYGRND/FUR LEASE SEP 24 WHFS, LLC	*	2,390.70	2,390.70	000761
8/16/24	00062	7/09/24	9076601	202407	310-51300-42000		O&M MAILED NOTICE ACTION MAIL SERVICES	*	766.74	766.74	000762
8/16/24	00006	6/30/24	148	202406	330-57200-48000		AJUST BATHROOM STALLS	*	400.00		
		6/30/24	148	202406	320-53800-48000		LIGHTS/DRAIN/PICKETS	*	1,937.88		
		8/01/24	146	202408	310-51300-34000		MANAGEMENT FEES - AUG 24	*	3,333.33		
		8/01/24	146	202408	310-51300-35200		WEBSITE ADMIN - AUG 24	*	105.00		
		8/01/24	146	202408	310-51300-35100		INFORMATION TECH - AUG 24	*	157.50		
		8/01/24	146	202408	310-51300-31300		DISSEMINATION - AUG 24	*	500.00		
		8/01/24	146	202408	330-57200-48300		AMENITY ACCESS - AUG 24	*	437.50		
		8/01/24	146	202408	310-51300-51000		OFFICE SUPPLIES	*	1.26		
		8/01/24	146	202408	310-51300-42000		POSTAGE	*	34.51		
		8/01/24	147	202408	320-53800-34000		FIELD MANAGEMENT - AUG 24	*	1,378.17		
							GOVERNMENTAL MANAGEMENT SERVICES-CF			8,285.15	000763
8/16/24	00032	8/15/24	10111	202407	310-51300-31500		GENERAL COUNSEL - JUL24 KILINSKI VAN WYK, PLLC	*	987.00	987.00	000764

NPRC NORTH POWER LI IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/16/24	00034	8/09/24	13819	202408	320-53800-47300		IRRIGATION REPAIRS PRINCE & SONS INC.	*	1,712.48	1,712.48	000765
8/23/24	00043	8/19/24	6971-08-	202408	310-51300-31200		ARBITRAGE - SERIES 2022 AMTEC	*	450.00	450.00	000766
8/23/24	00053	8/15/24	60658977	202408	330-57200-48100		PEST CONTROL - AUG 24 MASSEY SERVICES INC.	*	40.00	40.00	000767
8/23/24	00044	8/23/24	82324(1)	202408	300-20700-10200		TXFER TAX RCPT S2020 8/23/24 82324(2) 202408 300-20700-10200 TXFER TAX RCPT S2022 NORTH POWERLINE ROAD CDD C/O USBANK	*	4,323.73	7,604.81	000768
8/30/24	00006	7/31/24	150	202407	320-53800-48000		CONCRETE DELIVERY AT POND GOVERNMENTAL MANAGEMENT SERVICES-CF	*	438.75	438.75	000769
8/30/24	00050	8/22/24	23999	202408	330-57200-48000		NEW 16FT POOL RESORT POOL SERVICES	*	135.00	135.00	000770
9/13/24	00049	9/01/24	INV-0282	202409	320-53800-47000		LAKE MAINTENANCE - SEP 24 AQUAGENIX	*	918.00	918.00	000771
9/13/24	00014	5/31/24	022158	202405	310-51300-31100		ENGINEERING SVCS - MAY 24 6/30/24 022200 202406 310-51300-31100 ENGINEERING SVCS - JUN 24 ABSOLUTE ENGINEERING INC	*	160.00	300.24	000772
9/13/24	00004	9/03/24	25162	202409	320-53800-45000		FY24 POLICY CHANGE EGIS INSURANCE ADVISORS, LLC	*	237.00	237.00	000773
9/13/24	00006	9/01/24	152	202409	310-51300-34000		MANAGEMENT FEES - SEP 24 9/01/24 152 202409 310-51300-35200 WEBSITE ADMIN - SEP 24 9/01/24 152 202409 310-51300-35100 INFORMATION TECH - SEP 24	*	3,333.33		

NPRC NORTH POWER LI IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/24		152	DISSEMINATION - SEP 24	202409	310	51300	31300			*	500.00		
9/01/24		152	AMENITY ACCESS - SEP 24	202409	330	57200	48300			*	437.50		
9/01/24		152	OFFICE SUPPLIES	202409	310	51300	51000			*	3.34		
9/01/24		152	POSTAGE	202409	310	51300	42000			*	57.03		
9/01/24		153	FIELD MANAGEMENT - SEP 24	202409	320	53800	34000			*	1,378.17		
GOVERNMENTAL MANAGEMENT SERVICES-CF												5,971.87	000774
9/13/24	00066	9/13/24	10012024 DR PLAYGRND LEASE OCT 24	202409	300	15500	10000		HNB PROPERTY, LLC	*	3,048.11	3,048.11	000775
9/13/24	00032	9/10/24	10232 GENERAL COUNSEL - AUG 24	202408	310	51300	31500		KILINSKI VAN WYK, PLLC	*	4,356.53	4,356.53	000776
9/13/24	00063	9/10/24	91024 CAPITAL RESERVE FY24 TXFR	202409	300	58100	10000		NORTH POWERLINE ROAD CDD/CAPITAL	*	74,200.00	74,200.00	000777
9/13/24	00050	9/01/24	24058 POOL MAINTENANCE - SEP 24	202409	330	57200	48500		RESORT POOL SERVICES	*	2,750.00	2,750.00	000778
9/13/24	00054	9/13/24	10012024 PLAYGRND/FUR LEASE OCT24	202409	300	15500	10000		WHFS, LLC	*	2,390.70	2,390.70	000779
9/20/24	00051	8/28/24	13058 MONTHLY CLEANING - AUG 24	202408	330	57200	48200			*	550.00		
		8/28/24	13058 TRASH COLLECT - AUG 24	202408	330	57200	48200			*	250.00		
CSS CLEAN STAR SERVICES CENTRAL FL												800.00	000780
9/20/24	00004	9/09/24	25384 FY25 INSURANCE POLICY	202409	300	15500	10000		EGIS INSURANCE ADVISORS, LLC	*	28,161.00	28,161.00	000781
9/20/24	00006	9/15/24	154 ASSESSMENT ROLL - FY25	202409	300	15500	10000			*	8,500.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF												8,500.00	000782

NPRC NORTH POWER LI IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/20/24	00053	9/19/24 60989848	202409 330-57200-48100	PEST CONTROL - SEP 24	*	40.00	
				MASSEY SERVICES INC.			40.00 000783
9/20/24	00034	8/26/24 14224	202408 320-53800-47300	IRRIGATION REPAIRS	*	178.62	
		9/01/24 14112	202409 320-53800-46200	DR4 LANDSCAPE MAINT SEP24	*	5,835.84	
		9/01/24 14133	202409 320-53800-46200	LANDSCAPE MAINT - SEP 24	*	3,820.42	
				PRINCE & SONS INC.			9,834.88 000784
9/20/24	00059	8/31/24 11866086	202408 330-57200-34500	SECURITY SERVICES AUG24	*	2,530.00	
				SECURITAS SECURITY SERVICES USA,INC			2,530.00 000785
TOTAL FOR BANK A						192,106.96	
TOTAL FOR REGISTER						192,106.96	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/06/24	00002	6/30/24 022209 032 PH3 FR#43	202408 600-20700-10100	ABSOLUTE ENGINEERING INC	*	188.42	188.42 000149
9/05/24	00010	8/20/24 1275 032 PH3 FR#44	202408 600-20700-10100	WILDMON CONSTRUCTION LLC	*	20,815.00	20,815.00 000150
TOTAL FOR BANK B						21,003.42	
TOTAL FOR REGISTER						21,003.42	

SECTION 2

North Powerline Road
Community Development District

Unaudited Financial Reporting
September 30, 2024



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
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
September 30, 2024

	General Fund	Debt Service Funds	Capital Funds	Total Governmental Funds
Assets:				
Operating Account	\$ 376,380	\$ -	\$ -	\$ 376,380
Capital Projects Account	\$ -	\$ -	\$ 295	\$ 295
Investments:				
Capital Reserve - Money Market <u>Series 2020</u>	\$ -	\$ -	\$ 152,216	\$ 152,216
Reserve	\$ -	\$ 355,933	\$ -	\$ 355,933
Revenue	\$ -	\$ 304,944	\$ -	\$ 304,944
Prepayment	\$ -	\$ 293	\$ -	\$ 293
Construction - Phase 1	\$ -	\$ -	\$ 33	\$ 33
Construction - Phase 2	\$ -	\$ -	\$ 420	\$ 420
<u>Series 2022</u>				
Reserve	\$ -	\$ 265,234	\$ -	\$ 265,234
Revenue	\$ -	\$ 322,121	\$ -	\$ 322,121
Construction - Phase 3	\$ -	\$ -	\$ 134,955	\$ 134,955
Construction - Phase 4	\$ -	\$ -	\$ 132,105	\$ 132,105
Due from Developer	\$ 3,132	\$ -	\$ 2,350	\$ 5,482
Prepaid Expenses	\$ 42,100	\$ -	\$ -	\$ 42,100
Total Assets	\$ 421,611	\$ 1,248,525	\$ 422,375	\$ 2,092,512
Liabilities:				
Accounts Payable	\$ 31,218	\$ -	\$ -	\$ 31,218
Contracts Payable	\$ -	\$ -	\$ 2,350	\$ 2,350
Retainage Payable	\$ -	\$ -	\$ 256,053	\$ 256,053
Total Liabilities	\$ 31,218	\$ -	\$ 258,403	\$ 289,622
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 42,100	\$ -	\$ -	\$ 42,100
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 661,170	\$ -	\$ 661,170
Debt Service - Series 2022	\$ -	\$ 587,356	\$ -	\$ 587,356
Capital Projects - Series 2020	\$ -	\$ -	\$ 748	\$ 748
Capital Projects - Series 2022	\$ -	\$ -	\$ 11,007	\$ 11,007
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 152,216	\$ 152,216
Unassigned	\$ 348,293	\$ -	\$ -	\$ 348,293
Total Fund Balances	\$ 390,393	\$ 1,248,525	\$ 163,971	\$ 1,802,890
Total Liabilities & Fund Balance	\$ 421,611	\$ 1,248,525	\$ 422,375	\$ 2,092,512

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 632,269	\$ 632,269	\$ 636,120	\$ 3,851
Assessments - Direct Bill	\$ 105,677	\$ 105,677	\$ 105,677	-
Boundary Amendment Contributions	\$ -	\$ -	\$ 16,756	\$ 16,756
Lease Proceeds	\$ -	\$ -	\$ 130,999	\$ 130,999
Interest	\$ -	\$ -	\$ 71	\$ 71
Miscellaneous	\$ -	\$ -	\$ 250	\$ 250
Total Revenues	\$ 737,946	\$ 737,946	\$ 889,873	\$ 151,928
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 4,800	\$ 7,200
Engineering	\$ 20,000	\$ 20,000	\$ 640	\$ 19,360
Attorney	\$ 30,000	\$ 30,000	\$ 21,702	\$ 8,298
Annual Audit	\$ 5,500	\$ 5,500	\$ 3,950	\$ 1,550
Assessment Administration	\$ 6,500	\$ 6,500	\$ 6,500	-
Arbitrage	\$ 1,350	\$ 1,350	\$ 900	\$ 450
Dissemination	\$ 7,000	\$ 7,000	\$ 7,000	-
Trustee Fees	\$ 12,500	\$ 12,500	\$ 8,081	\$ 4,419
Management Fees	\$ 40,000	\$ 40,000	\$ 40,000	-
Information Technology	\$ 1,890	\$ 1,890	\$ 1,890	-
Website Maintenance	\$ 1,260	\$ 1,260	\$ 1,260	-
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 1,828	\$ (828)
Insurance	\$ 7,687	\$ 7,687	\$ 6,371	\$ 1,316
Copies	\$ 1,000	\$ 1,000	\$ 63	\$ 937
Legal Advertising	\$ 10,000	\$ 10,000	\$ 12,189	\$ (2,189)
Other Current Charges	\$ 5,000	\$ 5,000	\$ 524	\$ 4,476
Boundary Amendment Expenses	\$ -	\$ -	\$ 12,960	\$ (12,960)
Office Supplies	\$ 625	\$ 625	\$ 28	\$ 597
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	-
Total General & Administrative	\$ 163,487	\$ 163,487	\$ 130,862	\$ 32,625
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 20,000	\$ 20,000	\$ 20,014	\$ (14)
Field Management	\$ 16,538	\$ 16,538	\$ 16,538	\$ (1)
Landscape Maintenance	\$ 100,000	\$ 100,000	\$ 88,224	\$ 11,776
Landscape Replacement	\$ 25,000	\$ 25,000	\$ 4,066	\$ 20,934
Lake Maintenance	\$ 21,600	\$ 21,600	\$ 11,016	\$ 10,584
Fountain Maintenance	\$ 1,800	\$ 1,800	\$ 150	\$ 1,650
Streetlights	\$ 75,000	\$ 75,000	\$ 121,401	\$ (46,401)
Electric	\$ 7,500	\$ 7,500	\$ 7,390	\$ 110
Water & Sewer	\$ 2,400	\$ 2,400	\$ 582	\$ 1,818
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 5,000	\$ 7,128	\$ (2,128)
General Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ 26,338	\$ (11,338)
Contingency	\$ 7,500	\$ 7,500	\$ 5,871	\$ 1,629
Subtotal Field Expenditures	\$ 299,838	\$ 299,838	\$ 308,718	\$ (8,881)

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Amenity Expenditures				
Amenity - Electric	\$ 16,800	\$ 16,800	\$ 13,506	\$ 3,294
Amenity - Water	\$ 4,000	\$ 4,000	\$ 2,824	\$ 1,176
Playground Lease	\$ 53,688	\$ 53,688	\$ 53,073	\$ 615
Internet	\$ 2,000	\$ 2,000	\$ 1,318	\$ 682
Pest Control	\$ 630	\$ 630	\$ 1,080	\$ (450)
Janitorial Services	\$ 10,800	\$ 10,800	\$ 8,970	\$ 1,830
Security Services	\$ 34,000	\$ 34,000	\$ 31,596	\$ 2,404
Pool Maintenance	\$ 36,000	\$ 36,000	\$ 35,205	\$ 795
Amenity Access Management	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Amenity Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ 9,859	\$ 5,141
Contingency	\$ 7,500	\$ 7,500	\$ 4,625	\$ 2,875
Capital Outlay	\$ -	\$ -	\$ 130,999	\$ (130,999)
Subtotal Amenity Expenditures	\$ 185,668	\$ 185,668	\$ 298,304	\$ (112,635)
Total Operations & Maintenance	\$ 485,506	\$ 485,506	\$ 607,022	\$ (121,517)
Total Expenditures	\$ 648,993	\$ 648,993	\$ 737,884	\$ (88,892)
<i>Other Financing Uses</i>				
Transfer Out - Capital Reserves	\$ 88,953	\$ 88,953	\$ 74,200	\$ (14,753)
Total Other Financing Uses	\$ 88,953	\$ 88,953	\$ 74,200	\$ (14,753)
Total Expenditures & Other Financing Uses	\$ 737,946	\$ 737,946	\$ 812,084	\$ (103,645)
Net Change in Fund Balance	\$ -	\$ -	\$ 77,790	
Fund Balance - Beginning	\$ -	\$ -	\$ 312,604	
Fund Balance - Ending	\$ -	\$ -	\$ 390,393	

North Powerline Road
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 3,816	\$ 3,816
Total Revenues	\$ -	\$ -	\$ 3,816	\$ 3,816
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 3,816	
Other Financing Sources				
Transfer In - General Fund	\$ 88,953	\$ 88,953	\$ 74,200	\$ (14,753)
Total Other Financing Sources	\$ 88,953	\$ 88,953	\$ 74,200	\$ (14,753)
Net Change in Fund Balance	\$ 88,953	\$ -	\$ 78,016	
Fund Balance - Beginning	\$ 74,200	\$ -	\$ 74,200	
Fund Balance - Ending	\$ 163,153	\$ -	\$ 152,216	

North Powerline Road

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 712,525	\$ 712,525	\$ 716,863	\$ 4,339
Interest	\$ -	\$ -	\$ 34,031	\$ 34,031
Total Revenues	\$ 712,525	\$ 712,525	\$ 750,894	\$ 38,370
Expenditures:				
Interest - 11/1	\$ 225,803	\$ 225,803	\$ 225,803	\$ -
Principal - 5/1	\$ 260,000	\$ 260,000	\$ 260,000	\$ -
Interest - 5/1	\$ 225,803	\$ 225,803	\$ 225,803	\$ -
Total Expenditures	\$ 711,606	\$ 711,606	\$ 711,606	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 918		\$ 39,288	
Fund Balance - Beginning	\$ 258,989		\$ 621,882	
Fund Balance - Ending	\$ 259,907		\$ 661,170	

North Powerline Road

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Assessments - On Roll	\$ 649,797	\$ 649,797	\$ 543,995	\$ (105,802)
Assessments - Prepayments	\$ -	\$ -	\$ 99,533	\$ 99,533
Interest	\$ -	\$ -	\$ 55,229	\$ 55,229
Total Revenues	\$ 649,797	\$ 649,797	\$ 698,757	\$ 48,960
Expenditures:				
Interest - 11/1	\$ 256,966	\$ 256,966	\$ 256,966	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 1,715,000	\$ (1,715,000)
Principal - 5/1	\$ 135,000	\$ 115,000	\$ 115,000	\$ -
Interest - 5/1	\$ 256,966	\$ 256,966	\$ 214,075	\$ 42,891
Total Expenditures	\$ 648,931	\$ 628,931	\$ 2,301,041	\$ (1,672,109)
Excess (Deficiency) of Revenues over Expenditures	\$ 866		\$ (1,602,284)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (265,234)	\$ (265,234)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (265,234)	\$ (265,234)
Net Change in Fund Balance	\$ 866		\$ (1,867,518)	
Fund Balance - Beginning	\$ 390,410		\$ 2,454,874	
Fund Balance - Ending	\$ 391,276		\$ 587,356	

North Powerline Road

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 744	\$ 744
Interest	\$ -	\$ -	\$ 228	\$ 228
Total Revenues	\$ -	\$ -	\$ 972	\$ 972
Expenditures:				
Capital Outlay - Phase 1	\$ -	\$ -	\$ 276	\$ (276)
Capital Outlay - Phase 2	\$ -	\$ -	\$ 468	\$ (468)
Admin Contingency	\$ -	\$ -	\$ 579	\$ (579)
Total Expenditures	\$ -	\$ -	\$ 1,323	\$ (1,323)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (352)	
Fund Balance - Beginning	\$ -	\$ -	\$ 1,100	
Fund Balance - Ending	\$ -	\$ -	\$ 748	

North Powerline Road

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual		
	Budget	Thru 09/30/24	Thru 09/30/24		Variance
Revenues					
Developer Contributions	\$ -	\$ -	\$ 1,254,566	\$	1,254,566
Interest	\$ -	\$ -	\$ 1,123	\$	1,123
Total Revenues	\$ -	\$ -	\$ 1,255,688	\$	1,255,688
Expenditures:					
Capital Outlay - Phase 3	\$ -	\$ -	\$ 1,086,329	\$	(1,086,329)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 168,937	\$	(168,937)
Total Expenditures	\$ -	\$ -	\$ 1,255,266	\$	(1,255,266)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 422		
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ -	\$ 265,234	\$	265,234
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 265,234	\$	265,234
Net Change in Fund Balance	\$ -	\$ -	\$ 265,657		
Fund Balance - Beginning	\$ -	\$ -	\$ (254,650)		
Fund Balance - Ending	\$ -	\$ -	\$ 11,007		

North Powerline Road
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ 8	\$ 4,317	\$ 495,320	\$ 1,587	\$ 129,435	\$ -	\$ 1,617	\$ 1,640	\$ 2,179	\$ 18	\$ -	\$ -	\$ 636,120
Assessments - Direct Bill	\$ -	\$ -	\$ 52,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,838	\$ -	\$ 105,677
Boundary Amendment Contributions	\$ 3,796	\$ -	\$ -	\$ -	\$ 5,720	\$ 1,113	\$ -	\$ -	\$ 1,934	\$ 1,061	\$ 900	\$ 2,232	\$ 16,756
Lease Proceeds	\$ 130,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,999
Interest	\$ 3	\$ 2	\$ 6	\$ 9	\$ 8	\$ 9	\$ 8	\$ 6	\$ 6	\$ 6	\$ 5	\$ 4	\$ 71
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ 250
Total Revenues	\$ 134,806	\$ 4,319	\$ 548,164	\$ 1,596	\$ 135,163	\$ 1,122	\$ 1,625	\$ 1,896	\$ 4,119	\$ 1,084	\$ 53,743	\$ 2,235	\$ 889,873

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 600	\$ 600	\$ -	\$ 800	\$ 1,000	\$ -	\$ -	\$ 800	\$ -	\$ 4,800
Engineering	\$ 340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160	\$ 140	\$ -	\$ -	\$ -	\$ 640
Attorney	\$ 1,060	\$ 1,559	\$ 754	\$ 2,231	\$ 2,138	\$ 590	\$ 4,801	\$ 1,074	\$ 1,701	\$ 987	\$ 4,357	\$ 452	\$ 21,702
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,950	\$ -	\$ -	\$ 3,950
Assessment Administration	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Arbitrage	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ 900
Dissemination	\$ 1,000	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 1,000	\$ 500	\$ 500	\$ 500	\$ 7,000
Trustee Fees	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ 8,081
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 40,000
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 1,890
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 1,260
Postage & Delivery	\$ 53	\$ 26	\$ -	\$ 349	\$ 138	\$ 36	\$ 130	\$ 92	\$ 104	\$ 807	\$ 35	\$ 57	\$ 1,828
Insurance	\$ 6,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,371
Printing & Binding	\$ -	\$ -	\$ 62	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63
Legal Advertising	\$ 8,240	\$ -	\$ -	\$ 335	\$ -	\$ -	\$ -	\$ 254	\$ -	\$ 2,982	\$ -	\$ 378	\$ 12,189
Other Current Charges	\$ 39	\$ 40	\$ 39	\$ 39	\$ 42	\$ 42	\$ 41	\$ 41	\$ 42	\$ 41	\$ 76	\$ 42	\$ 524
Boundary Amendment Expenses	\$ 1,257	\$ 2,906	\$ 1,558	\$ 1,113	\$ 820	\$ 934	\$ 180	\$ 1,061	\$ 540	\$ 360	\$ 1,036	\$ 1,196	\$ 12,960
Office Supplies	\$ 4	\$ 1	\$ 3	\$ 0	\$ 3	\$ 3	\$ 1	\$ 3	\$ 4	\$ 1	\$ 1	\$ 3	\$ 28
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 28,635	\$ 9,627	\$ 6,512	\$ 13,254	\$ 7,836	\$ 5,702	\$ 10,049	\$ 7,781	\$ 11,167	\$ 13,224	\$ 10,850	\$ 6,224	\$ 130,862

Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 19,777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 237	\$ 20,014
Field Management	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 16,538
Landscape Maintenance	\$ 6,400	\$ 6,400	\$ 6,380	\$ 6,380	\$ -	\$ 5,870	\$ 7,090	\$ 11,076	\$ 9,656	\$ 9,656	\$ 9,656	\$ 9,656	\$ 88,224
Landscape Replacement	\$ -	\$ 3,460	\$ 606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,066
Lake Maintenance	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 11,016
Fountain Maintenance	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Streetlights	\$ 5,362	\$ 11,328	\$ 5,360	\$ 10,379	\$ 9,901	\$ 9,901	\$ 9,918	\$ 10,629	\$ 10,629	\$ 11,869	\$ 13,050	\$ 13,074	\$ 121,401
Electric	\$ 698	\$ 990	\$ 310	\$ 303	\$ 644	\$ 594	\$ 812	\$ 1,057	\$ 609	\$ 705	\$ 374	\$ 294	\$ 7,390
Water & Sewer	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ 17	\$ -	\$ 17	\$ 17	\$ 17	\$ 17	\$ 411	\$ 582
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 695	\$ 78	\$ 185	\$ 284	\$ 70	\$ 153	\$ 345	\$ 445	\$ 2,760	\$ 222	\$ 1,891	\$ -	\$ 7,128
General Repairs & Maintenance	\$ 790	\$ 380	\$ -	\$ 535	\$ 1,473	\$ 571	\$ 1,041	\$ -	\$ 1,938	\$ 439	\$ 8,673	\$ 10,499	\$ 26,338
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,015	\$ 1,950	\$ -	\$ -	\$ -	\$ -	\$ 1,906	\$ 5,871
Subtotal Field Expenditures	\$ 36,186	\$ 24,949	\$ 15,155	\$ 20,195	\$ 14,401	\$ 21,418	\$ 23,453	\$ 25,520	\$ 27,906	\$ 25,204	\$ 35,958	\$ 38,373	\$ 308,718

North Powerline Road
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures													
Amenity - Electric	\$ 1,620	\$ 3,108	\$ 767	\$ -	\$ 899	\$ 993	\$ 963	\$ 1,987	\$ -	\$ 971	\$ 1,178	\$ 1,020	\$ 13,506
Amenity - Water	\$ 255	\$ 232	\$ 273	\$ 212	\$ 235	\$ 387	\$ 300	\$ 240	\$ 240	\$ 240	\$ -	\$ 210	\$ 2,824
Playground Lease	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ 53,073
Internet	\$ 110	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 109	\$ 109	\$ 109	\$ 115	\$ 130	\$ 1,318
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 640	\$ 40	\$ 40	\$ 1,080
Janitorial Services	\$ 550	\$ 550	\$ 550	\$ 800	\$ 800	\$ 800	\$ 875	\$ 800	\$ 800	\$ 800	\$ 800	\$ 845	\$ 8,970
Security Services	\$ 2,847	\$ 2,363	\$ 2,818	\$ 2,363	\$ 2,363	\$ 2,818	\$ 2,363	\$ 2,591	\$ 2,794	\$ 3,162	\$ 2,530	\$ 2,584	\$ 31,596
Pool Maintenance	\$ 1,500	\$ 2,670	\$ 1,720	\$ 6,645	\$ 2,750	\$ 2,750	\$ 3,030	\$ 2,750	\$ 3,140	\$ 2,750	\$ 2,750	\$ 2,750	\$ 35,205
Amenity Access Management	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 5,250
Amenity Repairs & Maintenance	\$ 1,117	\$ 465	\$ -	\$ 1,038	\$ 285	\$ 506	\$ 1,375	\$ 1,235	\$ 400	\$ 553	\$ 920	\$ 1,965	\$ 9,859
Contingency	\$ -	\$ -	\$ 4,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,625
Capital Outlay	\$ -	\$ -	\$ 65,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,500	\$ -	\$ -	\$ 130,999
Subtotal Amenity Expenditures	\$ 10,868	\$ 12,362	\$ 79,227	\$ 14,031	\$ 13,354	\$ 14,276	\$ 14,928	\$ 15,628	\$ 13,400	\$ 80,601	\$ 14,210	\$ 15,421	\$ 298,304
Total Operations & Maintenance	\$ 47,054	\$ 37,311	\$ 94,382	\$ 34,226	\$ 27,755	\$ 35,694	\$ 38,381	\$ 41,148	\$ 41,306	\$ 105,805	\$ 50,168	\$ 53,793	\$ 607,022
Total Expenditures	\$ 75,688	\$ 46,938	\$ 100,894	\$ 47,480	\$ 35,591	\$ 41,396	\$ 48,430	\$ 48,929	\$ 52,473	\$ 119,030	\$ 61,018	\$ 60,018	\$ 737,884
Other Financing Uses													
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,200	\$ 74,200
Total Other Financing Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,200	\$ 74,200
Total Expenditures & Other Financing Uses	\$ 75,688	\$ 46,938	\$ 100,894	\$ 47,480	\$ 35,591	\$ 41,396	\$ 48,430	\$ 48,929	\$ 52,473	\$ 119,030	\$ 61,018	\$ 134,218	\$ 812,084
Net Change in Fund Balance	\$ 59,117	\$ (42,619)	\$ 447,270	\$ (45,884)	\$ 99,572	\$ (40,273)	\$ (46,805)	\$ (47,033)	\$ (48,354)	\$ (117,945)	\$ (7,275)	\$ (131,982)	\$ 77,790

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)
Less: Principal Payment - 05/01/24		(\$260,000)
Current Bonds Outstanding		\$11,895,000

Series 2022, Special Assessment Revenue Bonds		
Maturity Date:	5/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$265,234	
Reserve Fund Balance	\$265,234	
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)
Less: Principal Payment - 05/01/24		(\$115,000)
Less: Special Call - 08/01/24		(\$110,000)
Current Bonds Outstanding		\$7,460,000

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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	33.53%	37.79%	28.68%	100.00%
							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
04/10/24	03/01/24-03/31/24	\$4,920.26	\$0.00	(\$98.41)	\$0.00	\$4,821.85	\$1,616.92	\$1,822.17	\$1,382.76	\$4,821.85
05/20/24	01/01/24-03/31/24	\$0.00	\$0.00	\$0.00	\$888.78	\$888.78	\$298.04	\$335.87	\$254.87	\$888.78
05/31/24	04/01/24-04/30/24	\$4,082.75	\$0.00	(\$81.66)	\$0.00	\$4,001.09	\$1,341.70	\$1,512.00	\$1,147.39	\$4,001.09
06/28/24	06/03/24-06/03/24	\$6,631.70	\$0.00	(\$132.63)	\$0.00	\$6,499.07	\$2,179.35	\$2,455.98	\$1,863.73	\$6,499.06
07/25/24	04/01/24-06/30/24	\$0.00	\$0.00	\$0.00	\$52.61	\$52.61	\$17.64	\$19.88	\$15.09	\$52.61
TOTAL		\$ 2,007,487.69	\$ (76,426.32)	\$ (39,026.73)	\$ 4,943.07	\$ 1,896,977.71	\$ 636,119.90	\$ 716,863.23	\$ 543,994.57	\$ 1,896,977.70

101%	Net Percent Collected
0	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

2024-01					
Cassidy Holdings LLC			Net Assessments	\$105,676.77	\$105,676.77
Date	Due	Check	Amount	Operations &	
Received	Date	Number	Received	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
			\$105,676.77	\$52,838.39	\$52,838.39