

*North Powerline Road
Community Development District*

Meeting Agenda

February 26, 2025

AGENDA

North Powerline Road Community Development District

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

February 19, 2025

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, February 26, 2025 at 10:00 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

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

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

Meeting ID: 830 3263 0323

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
 - A. Consideration of Appointment to Open Board Seat #5
 - B. Consideration of Resolution 2025-10 Electing Officers
4. Approval of Minutes of the December 18, 2024 Board of Supervisors Meeting
5. Consideration of Assignment of Aquatic Maintenance Services Vendor Contract
6. Discussion Regarding Adding Fence to Playground Area (*requested by Supervisor Diaz*)
7. Discussion Regarding Speeding Issues in Community (*requested by Supervisor Diaz*)
8. Discussion Regarding HOA Collaboration (*requested by Supervisor Diaz*)
9. Presentation of Arbitrage Rebate Report for Series 2020 Bonds
10. Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser
11. Consideration of 2025 Contract Agreement with Polk County Property Appraiser
12. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report (*to be provided under separate cover*)
 - i. Update Regarding Front Entrance Lighting and Fountain (*requested by Supervisor Diaz*)
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
13. Other Business
14. Supervisors Requests and Audience Comments
15. Adjournment

¹ Comments will be limited to three (3) minutes

SECTION III

SECTION A

From: Mauricio Gatica
Subject: Vacant Seat in CDD
To: Jillian Burns

Hello Jillian,

This is my official email to request to be considered for the open seat at the CDD table. Please let me know if you have further questions or concerns.

Thank you,
Mauricio Gatica

SECTION B

RESOLUTION 2025-10

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 26th day of February 2025.

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, **December 18, 2024** at 10:00 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
Kevin Chinoy	Assistant Secretary

Also present were:

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

The following is a summary of the discussions and actions taken at the December 18, 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 10:00 a.m. and called the roll. Three Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated there were no members of the public present and none joining via Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath of Office to Newly Elected Board Member Lauren Schwenk for Seat #3 Elected at November 20, 2024 Landowners Election

Ms. Burns administered the oath of office to Ms. Lauren Schwenk.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 20, 2024 Landowners’ Meeting and November 20, 2024 Board of Supervisors Meeting

Ms. Burns presented the November 20, 2024 Landowners’ meeting and Board of Supervisors meeting minutes and asked for any questions, comments, or corrections. The Board made no changes to the minutes.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Minutes of the November 20, 2024, Landowners’ Meeting and November 20, 2024, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-08 Setting a Public Hearing on the Adoption of Amended Parking & Towing Policies for the District

Ms. Burns stated that at the last meeting Mr. Diaz had raised concerns about parking and asked for it to be added to the agenda. Mr. Diaz stated he was working with Community First and the HOA but wanted to defer to next month's agenda.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-09 Amending the Current District Amenity Policies to Include Dog Park Policies

Ms. Burns stated that the new phase had a dog park and in the existing phases there wasn't one. She said the rules were the same except for an update to the suspension and termination policies and language. She stated they had added the dog park policies that were standard.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Resolution 2025-09, Amending the Current District Amenity Policies to Include Dog Park Policies, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report.

B. Engineer

Ms. Burns noted the District Engineer was not present.

C. Field Manager’s Report (to be provided under separate cover)

Mr. Tindall presented the Field Managers Report. Mr. Tindall stated that essential amenity maintenance is cleaning neat. They are making sure all the furniture is routinely cleaned. He noted that the ceiling fan was replaced under the lanai. The playground has no issues. Mr. Tindall added that the Palms have received some additional trimming in preparation for the holiday lights that went up. Those included the palms at the Amenity Center and the palms out front by the sign. Mr. Tindall stated that the pond plantings are holding up. Some signs that had been previously mentioned were installed at the main entrance. We are hoping for feedback from the residents. Mr. Tindall said they liked input from the residents in the community. The amenity light, the lighting, and the holiday decorations were installed at the end of November. The front entrance and wreaths were also installed at the back for the amenity center.

Mr. Tindall noted that he had spoken with the pool vendor about repairing a crack in the pool floor and replacing two of the returns at the bottom of the pool. The builder who installed the pool is doing the repair work. Mr. Tindall added that he had contacted Davenport Pools, the pool vendor that provides debt repair proposals. They stated that they would do it as cheaply as they could. Mr. Tindall said he had coordinated with other development team members throughout phase 4 to get a punch list. Mr. Tindall then asked if there were any questions.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register to the Board for approval. She stated that if there were any questions about any of the invoices, she would be happy to answer.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, 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.

EIGHTH ORDER OF BUSINESS

Other Business

Ms. Burns asked for any other business. Ms. Schwenk stated that she wished to resign. Ms. Burns asked for a motion to accept her resignation.

On MOTION by Mr. Heath, seconded by Mr. Chinoy, with all in favor, Accepting the Resignation of Ms. Lauren Schwenk, was approved.

Ms. Burns stated they needed a nomination to fill the vacancy. Ms. Bobbie Henley was nominated.

On MOTION by Mr. Chinoy, seconded by Mr. Heath, with all in favor, the Appointment of Ms. Bobbie Henley to the Board, was approved.

Ms. Burns administered the oath of office to Ms. Henley. Ms. Burns stated that Mr. Heath wished to resign. She asked for a motion to accept his resignation.

On MOTION by Mr. Chinoy, seconded by Ms. Henley, with all in favor, Accepting the Resignation of Mr. Rennie Heath, was approved.

Ms. Burns stated that they needed a nomination to fill the vacancy. Ms. Lindsey Roden was nominated.

On MOTION by Ms. Henley, seconded by Mr. Chinoy, with all in favor, the Appointment of Ms. Lindsey Roden to the Board, was approved.

Ms. Burns administered the oath of office to Ms. Lindsey Roden. Ms. Burns stated that Mr. Chinoy wished to resign. She asked for a motion to accept his resignation.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Accepting the Resignation of Mr. Kevin Chinoy, was approved.

Ms. Burns stated that they needed a nomination to fill the vacancy. Ms. Jessica Spencer was nominated.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Appointment of Ms. Jessica Spencer to the Board, was approved.

Ms. Burns administered the oath of office to Ms. Jessica Spencer.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Burns stated that there were no members of the public present and none joining via Zoom.

TENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

**ASSIGNMENT OF AGREEMENT
FOR POND MAINTENANCE SERVICES**

THIS ASSIGNMENT (“**Assignment**”) is made and entered into this ____ day of February 2025 by and between **DEANGELO CONTRACTING SERVICES, LLC**, a Delaware limited liability company authorized to do business in Florida, with a mailing address of 100 North Conahan Drive, Hazleton, Pennsylvania 18201 (“**Assignor**”); **TIGRIS AQUATIC SERVICES LLC**, a New Jersey limited liability company authorized to do business in Florida, with a mailing address of 56 U.S. Highway 130 South, Bordentown, New Jersey, 08620 (“**Assignee**”); and **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Polk County, Florida, with a mailing address of 219 E. Livingston St., Orlando, Florida 32801 (“**District**”).

RECITALS

WHEREAS, Assignor and the District previously entered into that certain *Pond Maintenance Services Agreement*, dated December 10, 2021 (the “**Agreement**”); and

WHEREAS, Assignor and the District hereby recognize and agree that the Assignor’s rights and obligations under the Agreement may be assigned pursuant to Section 23 of the Agreement upon written consent; and

WHEREAS, Assignor desires to assign all of its rights and obligations under the Agreement to Assignee, Assignee desires to accept such assignment, and the District desires to express that it agrees with and has no objection to such assignment.

NOW, THEREFORE, based upon good and valuable consideration and the mutual consent of all parties, the District, Assignee, and Assignor agree as follows:

1. **INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Assignment.
2. **ASSIGNMENT.** The Assignor hereby assigns all rights, duties, and obligations under the Agreement to the Assignee, and Assignee hereby accepts said assignment. Upon execution of this Assignment, all work performed by the Assignor shall cease and all work authorizations issued to the Assignor shall terminate, provided that the District shall compensate the Assignor for services provided up to the date of Assignment.
3. **DISTRICT CONSENT TO ASSIGNMENT OF THE AGREEMENT.** The District consents to Assignor’s assignment of the Agreement to Assignee on the condition that the District receive new insurance certificates naming the District, its officers, supervisors, agents, staff, and representatives as additional insured. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District.

4. **NOTICES.** Upon this Assignment, notices pursuant to the Agreement shall be in writing and shall be delivered to the Parties as follows:

If to the District: North Powerline Road Community Development District
219 East Livingston St.
Orlando, Florida 32801
Attention: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attention: District Counsel

If to Assignee: TIGRIS Aquatic Services LLC
56 U.S. Highway 130 South
Bordentown, New Jersey 08620
Attention: _____

5. **E-VERIFY.** Assignee shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Assignee shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Assignee has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Assignment, the Assignee represents that no public employer has terminated a contract with the Assignee under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Assignment.
6. **ANTI-HUMAN TRAFFICKING.** Assignee certifies, by acceptance of this Assignment, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Assignee agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Assignee refuses to sign said affidavit, the District may terminate the Agreement immediately.
7. **SCRUTINIZED COMPANIES STATEMENT.** In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify Owner. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with

Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the Owner may immediately terminate this Contract.

- 8. COUNTERPARTS.** This Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties have executed this Assignment effective as of the date set forth above.

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

By: _____
Its: _____

**Assignor: DeAngelo Contracting Services,
LLC**

By: _____
Its: _____

Assignee: TIGRIS Aquatic Services LLC

By: _____
Its: _____

SECTION IX

REBATE REPORT

\$12,685,000

**North Powerline Road Community Development
District**

(Polk County, Florida)

Special Assessment Bonds, Series 2020

**Dated: December 14, 2020
Delivered: December 14, 2020**

**Rebate Report to the Computation Date
December 14, 2028
Reflecting Activity To
December 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-1 Acquisition & Construction Account	13
Arbitrage Rebate Calculation Detail Report – Phase-2 Acquisition & Construction Account	15
Arbitrage Rebate Calculation Detail Report – Reserve Account	17
Arbitrage Rebate Calculation Detail Report – Interest 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

January 16, 2025

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: \$12,685,000 North Powerline Road Community Development District (Polk County, Florida),
Special Assessment Bonds, Series 2020

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 December 31, 2025. 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 December 14, 2028 Computation Date
Reflecting Activity from December 14, 2020 through December 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Phase-1 Acquisition & Construction Account	0.006005%	11.02	(9,145.53)
Phase-2 Acquisition & Construction Account	0.005973%	130.48	(108,464.33)
Reserve Account	2.078660%	38,661.07	(39,126.49)
Interest Account	0.005888%	4.03	(3,404.14)
Totals	0.896483%	\$38,806.60	\$(160,140.49)
Bond Yield	3.759179%		
Rebate Computation Credits			(9,362.07)
Net Rebatable Arbitrage			\$(169,502.56)

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 December 14, 2020, the date of the closing, to December 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of December 14, 2028.
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 December 14, 2020 and December 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 December 14, 2028.

DEFINITIONS

7. Computation Date

December 14, 2028.

8. Computation Period

The period beginning on December 14, 2020, the date of the closing, and ending on December 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. Rebtable 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	276587000
Interest	276587001
Sinking	276587002
Reserve	276587003
Prepayment	276587004
Phase-1 Acquisition & Construction	276587005
Phase-2 Acquisition & Construction	276587006

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 December 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 December 14, 2028. 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 December 14, 2028, is the Rebateable Arbitrage.

\$12,685,000
North Powerline Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
Delivered: December 14, 2020

Sources of Funds

Par Amount	\$12,685,000.00
Original Issue Premium	98,874.60
Total	\$12,783,874.60

Uses of Funds

Phase-1 Acquisition & Construction Account	\$ 5,729,977.75
Phase-2 Acquisition & Construction Account	5,705,892.42
Reserve Account	713,800.00
Interest Account	177,279.43
Costs of Issuance	203,225.00
Underwriter's Discount	253,700.00
Total	\$12,783,874.60

PROOF OF ARBITRAGE YIELD

\$12,685,000
 North Powerline Road Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2020

Date	Debt Service	Present Value to 12/14/2020 @ 3.7591785096%
05/01/2021	177,279.43	174,784.57
11/01/2021	232,921.88	225,407.24
05/01/2022	482,921.88	458,719.57
11/01/2022	229,640.63	214,107.52
05/01/2023	484,640.63	443,522.68
11/01/2023	226,293.75	203,273.79
05/01/2024	486,293.75	428,765.99
11/01/2024	222,881.25	192,889.23
05/01/2025	492,881.25	418,687.09
11/01/2025	219,337.50	182,882.85
05/01/2026	494,337.50	404,572.59
11/01/2026	215,040.63	172,745.30
05/01/2027	500,040.63	394,279.16
11/01/2027	210,587.50	162,983.61
05/01/2028	505,587.50	384,078.93
11/01/2028	205,978.13	153,588.28
05/01/2029	510,978.13	373,983.21
11/01/2029	201,212.50	144,549.82
05/01/2030	516,212.50	364,002.14
11/01/2030	196,290.63	135,858.81
05/01/2031	521,290.63	354,144.88
11/01/2031	190,400.00	126,964.06
05/01/2032	525,400.00	343,887.78
11/01/2032	184,328.13	118,421.65
05/01/2033	534,328.13	336,946.03
11/01/2033	177,984.38	110,165.86
05/01/2034	537,984.38	326,849.33
11/01/2034	171,459.38	102,247.34
05/01/2035	546,459.38	319,861.12
11/01/2035	164,662.50	94,604.34
05/01/2036	554,662.50	312,793.70
11/01/2036	157,593.75	87,233.04
05/01/2037	562,593.75	305,667.82
11/01/2037	150,253.13	80,129.27
05/01/2038	570,253.13	298,502.61
11/01/2038	142,640.63	73,288.61
05/01/2039	577,640.63	291,315.65
11/01/2039	134,756.25	66,706.45
05/01/2040	584,756.25	284,123.12
11/01/2040	126,600.00	60,377.93
05/01/2041	596,600.00	279,280.48
11/01/2041	117,200.00	53,851.50
05/01/2042	602,200.00	271,596.22
11/01/2042	107,500.00	47,588.74
05/01/2043	612,500.00	266,142.78
11/01/2043	97,400.00	41,541.33
05/01/2044	622,400.00	260,557.64
11/01/2044	86,900.00	35,708.11
05/01/2045	636,900.00	256,880.48
11/01/2045	75,900.00	30,047.92
05/01/2046	645,900.00	250,986.74
11/01/2046	64,500.00	24,601.30
05/01/2047	659,500.00	246,902.74
11/01/2047	52,600.00	19,329.01
05/01/2048	672,600.00	242,601.57
11/01/2048	40,200.00	14,232.32
05/01/2049	685,200.00	238,111.15

PROOF OF ARBITRAGE YIELD

\$12,685,000
 North Powerline Road Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2020

Date	Debt Service	Present Value to 12/14/2020 @ 3.7591785096%
11/01/2049	27,300.00	9,311.89
05/01/2050	697,300.00	233,457.41
11/01/2050	13,900.00	4,567.89
05/01/2051	708,900.00	228,664.43
	21,750,804.53	12,783,874.60

Proceeds Summary

Delivery date	12/14/2020
Par Value	12,685,000.00
Premium (Discount)	98,874.60
Target for yield calculation	12,783,874.60

BOND DEBT SERVICE

\$12,685,000
 North Powerline Road Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/14/2020					
05/01/2021			177,279.43	177,279.43	177,279.43
11/01/2021			232,921.88	232,921.88	
05/01/2022	250,000	2.625%	232,921.88	482,921.88	715,843.76
11/01/2022			229,640.63	229,640.63	
05/01/2023	255,000	2.625%	229,640.63	484,640.63	714,281.26
11/01/2023			226,293.75	226,293.75	
05/01/2024	260,000	2.625%	226,293.75	486,293.75	712,587.50
11/01/2024			222,881.25	222,881.25	
05/01/2025	270,000	2.625%	222,881.25	492,881.25	715,762.50
11/01/2025			219,337.50	219,337.50	
05/01/2026	275,000	3.125%	219,337.50	494,337.50	713,675.00
11/01/2026			215,040.63	215,040.63	
05/01/2027	285,000	3.125%	215,040.63	500,040.63	715,081.26
11/01/2027			210,587.50	210,587.50	
05/01/2028	295,000	3.125%	210,587.50	505,587.50	716,175.00
11/01/2028			205,978.13	205,978.13	
05/01/2029	305,000	3.125%	205,978.13	510,978.13	716,956.26
11/01/2029			201,212.50	201,212.50	
05/01/2030	315,000	3.125%	201,212.50	516,212.50	717,425.00
11/01/2030			196,290.63	196,290.63	
05/01/2031	325,000	3.625%	196,290.63	521,290.63	717,581.26
11/01/2031			190,400.00	190,400.00	
05/01/2032	335,000	3.625%	190,400.00	525,400.00	715,800.00
11/01/2032			184,328.13	184,328.13	
05/01/2033	350,000	3.625%	184,328.13	534,328.13	718,656.26
11/01/2033			177,984.38	177,984.38	
05/01/2034	360,000	3.625%	177,984.38	537,984.38	715,968.76
11/01/2034			171,459.38	171,459.38	
05/01/2035	375,000	3.625%	171,459.38	546,459.38	717,918.76
11/01/2035			164,662.50	164,662.50	
05/01/2036	390,000	3.625%	164,662.50	554,662.50	719,325.00
11/01/2036			157,593.75	157,593.75	
05/01/2037	405,000	3.625%	157,593.75	562,593.75	720,187.50
11/01/2037			150,253.13	150,253.13	
05/01/2038	420,000	3.625%	150,253.13	570,253.13	720,506.26
11/01/2038			142,640.63	142,640.63	
05/01/2039	435,000	3.625%	142,640.63	577,640.63	720,281.26
11/01/2039			134,756.25	134,756.25	
05/01/2040	450,000	3.625%	134,756.25	584,756.25	719,512.50
11/01/2040			126,600.00	126,600.00	
05/01/2041	470,000	4.000%	126,600.00	596,600.00	723,200.00
11/01/2041			117,200.00	117,200.00	
05/01/2042	485,000	4.000%	117,200.00	602,200.00	719,400.00
11/01/2042			107,500.00	107,500.00	
05/01/2043	505,000	4.000%	107,500.00	612,500.00	720,000.00
11/01/2043			97,400.00	97,400.00	
05/01/2044	525,000	4.000%	97,400.00	622,400.00	719,800.00
11/01/2044			86,900.00	86,900.00	
05/01/2045	550,000	4.000%	86,900.00	636,900.00	723,800.00
11/01/2045			75,900.00	75,900.00	
05/01/2046	570,000	4.000%	75,900.00	645,900.00	721,800.00
11/01/2046			64,500.00	64,500.00	
05/01/2047	595,000	4.000%	64,500.00	659,500.00	724,000.00
11/01/2047			52,600.00	52,600.00	
05/01/2048	620,000	4.000%	52,600.00	672,600.00	725,200.00
11/01/2048			40,200.00	40,200.00	
05/01/2049	645,000	4.000%	40,200.00	685,200.00	725,400.00

BOND DEBT SERVICE

\$12,685,000

North Powerline Road Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			27,300.00	27,300.00	
05/01/2050	670,000	4.000%	27,300.00	697,300.00	724,600.00
11/01/2050			13,900.00	13,900.00	
05/01/2051	695,000	4.000%	13,900.00	708,900.00	722,800.00
	12,685,000		9,065,804.53	21,750,804.53	21,750,804.53

\$12,685,000
North Powerline Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
Phase-1 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
12/14/20	Beg Bal	-5,729,977.75	-7,718,766.47
12/17/20		64,165.90	86,410.09
12/17/20		3,237,490.24	4,359,820.88
12/17/20		557,254.93	750,436.76
12/23/20		260,231.80	350,228.09
12/23/20		4,500.00	6,056.24
12/23/20		56,674.29	76,274.03
12/30/20		3,720.00	5,002.87
12/30/20		86,095.07	115,785.56
12/30/20		2,084.20	2,802.95
12/30/20		23,402.00	31,472.34
12/30/20		200,358.95	269,454.13
12/30/20		362,304.73	487,248.05
12/30/20		162,841.50	218,998.53
12/30/20		38,842.00	52,236.94
12/30/20		267,019.41	359,102.92
12/30/20		960.00	1,291.06
12/30/20		57,717.72	77,622.08
12/30/20		86,149.82	115,859.19
12/30/20		20,000.00	26,897.14
01/05/21		-2.12	-2.85
01/12/21		82,585.70	110,928.16
01/12/21		24,123.90	32,402.94
01/12/21		410.00	550.71
01/12/21		44,901.00	60,310.51
01/19/21		3,000.00	4,026.65
01/19/21		36,674.43	49,225.01
01/20/21		235.00	315.39
02/02/21		-3.63	-4.87
02/03/21		8,359.00	11,203.35
02/04/21		3,000.00	4,020.40
02/10/21		3,000.00	4,017.91
02/10/21		2,192.47	2,936.38
02/12/21		26,539.86	35,537.57
02/25/21		1,423.00	1,902.87
02/25/21		572.00	764.89
02/25/21		1,161.75	1,553.52
03/02/21		-3.29	-4.40
03/25/21		-506,540.65	-675,260.68
03/25/21		-9,300.00	-12,397.67
03/25/21		3,000.00	3,999.25
04/02/21		-3.63	-4.84
04/05/21		12,275.29	16,347.06
04/05/21		2,098.25	2,794.25
04/14/21		19,510.00	25,957.38
04/16/21		350.00	465.57
04/16/21		29,141.99	38,764.38
04/16/21		1,800.31	2,394.75

\$12,685,000
North Powerline Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
Phase-1 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
04/16/21		3,000.00	3,990.57
04/16/21		3,000.00	3,990.57
04/16/21		3,000.00	3,990.57
04/16/21		696.75	926.81
04/16/21		141,976.92	188,856.27
04/22/21		3,000.00	3,988.09
04/29/21		3,000.00	3,985.21
05/04/21		-3.53	-4.69
05/17/21		66,950.00	88,771.07
05/17/21		44,915.61	59,554.99
05/17/21		4,036.50	5,352.12
05/17/21		3,000.00	3,977.79
05/17/21		5,765.00	7,643.99
05/24/21		2,038.00	2,700.29
05/24/21		50,248.49	66,577.79
06/02/21		-3.64	-4.82
06/02/21		3,000.00	3,971.62
06/08/21		4,104.00	5,429.81
06/08/21		105,951.35	140,179.29
07/02/21		-3.51	-4.63
08/03/21		-3.63	-4.78
08/10/21		7.27	9.56
09/02/21		-3.65	-4.79
10/04/21		-3.51	-4.59
10/05/21		7.16	9.36

12/14/28	TOTALS:	11.02	-9,145.53

ISSUE DATE: 12/14/20 REBATABLE ARBITRAGE: -9,145.53
COMP DATE: 12/14/28 NET INCOME: 11.02
BOND YIELD: 3.759179% TAX INV YIELD: 0.006005%

\$12,685,000
North Powerline Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
Phase-2 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
12/14/20	Beg Bal	-5,705,892.42	-7,686,321.48
12/17/20		39,565.85	53,282.02
12/17/20		59,158.75	79,667.13
12/23/20		13,184.79	17,744.50
12/23/20		20,323.25	27,351.66
12/30/20		11,911.66	16,019.48
12/30/20		51,392.99	69,116.22
12/30/20		163,451.76	219,819.24
01/07/21		25,106.00	33,739.54
01/13/21		501.25	673.20
01/14/21		86,997.69	116,830.12
01/19/21		35,992.06	48,309.12
01/20/21		235.00	315.39
01/21/21		-86,997.69	-116,745.55
01/26/21		75,450.38	101,197.41
02/02/21		143,072.79	191,776.52
02/04/21		1,161.75	1,556.90
02/04/21		92,262.00	123,643.53
02/04/21		100,740.96	135,006.48
02/04/21		126,401.44	169,394.98
02/10/21		2,858.16	3,827.94
02/18/21		29,830.14	39,918.56
02/25/21		116.00	155.12
03/04/21		54,093.12	72,267.44
03/04/21		71,178.00	95,092.54
03/04/21		155,805.70	208,153.64
03/04/21		160,133.44	213,935.42
03/25/21		9,300.00	12,397.67
03/25/21		506,540.65	675,260.68
03/30/21		14,381.82	19,162.24
03/30/21		17,326.00	23,085.05
03/30/21		18,258.85	24,327.97
03/30/21		519,940.90	692,765.89
04/05/21		24,255.21	32,300.77
04/06/21		32,907.69	43,818.79
04/16/21		45,850.10	60,989.34
04/20/21		-14,381.82	-19,122.64
04/29/21		2,787.50	3,702.92
05/04/21		397.50	527.77
05/17/21		714,846.67	947,837.22
05/24/21		318.00	421.34
05/24/21		35,079.16	46,478.87
06/10/21		3,000.00	3,968.34
06/10/21		25,149.30	33,266.98
06/10/21		279,941.26	370,300.59
06/10/21		686,698.41	908,350.66
06/25/21		1,702.88	2,249.04
06/29/21		1,175.00	1,551.21

\$12,685,000
 North Powerline Road Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2020
 Phase-2 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
06/29/21		3,000.00	3,960.55
06/29/21		6,382.29	8,425.79
07/16/21		1,900.00	2,503.94
07/16/21		3,000.00	3,953.59
07/16/21		7,122.00	9,385.82
07/16/21		14,287.40	18,828.83
07/16/21		547,304.09	721,271.47
07/20/21		28,506.83	37,552.54
07/23/21		3,000.00	3,950.73
08/06/21		3,000.00	3,945.42
08/10/21		3,834.61	5,040.96
08/10/21		21,684.31	28,506.07
08/10/21		31,643.70	41,598.63
08/10/21		543,093.42	713,947.55
08/16/21		48.00	63.06
08/16/21		47,508.24	62,415.31
08/16/21		81,304.48	106,816.09
11/30/21	de minimis	1.21	1.57

12/14/28	TOTALS:	130.48	-108,464.33

ISSUE DATE:	12/14/20	REBATABLE ARBITRAGE:	-108,464.33
COMP DATE:	12/14/28	NET INCOME:	130.48
BOND YIELD:	3.759179%	TAX INV YIELD:	0.005973%

\$12,685,000
North Powerline Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
Reserve Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
12/14/20	Beg Bal	-713,800.00	-961,549.20
01/05/21		2.12	2.85
02/02/21		3.63	4.87
03/02/21		3.29	4.40
04/02/21		3.63	4.84
05/04/21		3.53	4.69
06/02/21		3.64	4.82
07/02/21		3.51	4.63
08/03/21		3.63	4.78
09/02/21		3.65	4.79
10/04/21		3.51	4.59
11/02/21		3.63	4.73
12/02/21		3.53	4.59
12/30/21		0.07	0.09
01/04/22		3.63	4.70
01/07/22		178,826.00	231,535.66
01/07/22		178,074.00	230,562.01
02/02/22		2.17	2.80
03/02/22		1.64	2.11
04/04/22		1.83	2.35
05/03/22		1.76	2.25
06/02/22		89.97	114.75
07/05/22		205.44	261.14
07/06/22		853.12	1,084.31
08/02/22		357.94	453.72
09/02/22		539.02	681.14
10/04/22		615.75	775.52
11/02/22		806.49	1,012.82
12/02/22		982.85	1,230.47
01/04/23		1,110.41	1,385.58
02/01/23		114.06	141.93
02/02/23		1,182.31	1,471.03
03/02/23		1,132.87	1,405.15
04/04/23		1,280.58	1,583.11
05/02/23		1,293.16	1,594.04
06/02/23		1,406.81	1,728.76
07/05/23		1,376.95	1,686.30
08/02/23		1,438.66	1,756.95
09/05/23		1,493.76	1,818.03
10/03/23		1,445.62	1,754.35
11/02/23		1,497.67	1,812.07
12/04/23		1,452.75	1,751.91
01/03/24		1,500.70	1,804.31
02/02/24		1,493.48	1,790.25
03/04/24		1,931.30	2,307.42
03/22/24		0.01	0.01
04/02/24		1,484.14	1,768.05
05/02/24		1,433.16	1,702.03

\$12,685,000
 North Powerline Road Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2020
 Reserve Account

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
06/04/24		1,481.64	1,753.79
07/02/24		1,433.42	1,691.80
08/02/24		1,479.13	1,740.34
09/04/24		1,473.08	1,727.49
10/02/24		1,377.30	1,610.50
11/04/24		1,343.59	1,565.89
12/03/24		1,254.59	1,457.79
12/31/24	Bal	355,932.82	412,426.59
12/31/24	Acc	1,214.12	1,406.83

12/14/28	TOTALS:	38,661.07	-39,126.49

ISSUE DATE:	12/14/20	REBATABLE ARBITRAGE:	-39,126.49
COMP DATE:	12/14/28	NET INCOME:	38,661.07
BOND YIELD:	3.759179%	TAX INV YIELD:	2.078660%

\$12,685,000
North Powerline Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
Interest Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
12/14/20	Beg Bal	-177,279.43	-238,810.44
05/03/21		177,279.43	235,400.95
05/03/21	de minimis	4.03	5.35

12/14/28	TOTALS:	4.03	-3,404.14

ISSUE DATE:	12/14/20	REBATABL ARBITRAGE:	-3,404.14
COMP DATE:	12/14/28	NET INCOME:	4.03
BOND YIELD:	3.759179%	TAX INV YIELD:	0.005888%

\$12,685,000
 North Powerline Road Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2020
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
12/14/21		-1,780.00	-2,310.15
12/14/22		-1,830.00	-2,288.22
12/14/23		-1,960.00	-2,361.17
12/14/24		-2,070.00	-2,402.52

12/14/28	TOTALS:	-7,640.00	-9,362.07

ISSUE DATE: 12/14/20 REBATABLE ARBITRAGE: -9,362.07
 COMP DATE: 12/14/28
 BOND YIELD: 3.759179%

SECTION X



POLK COUNTY PROPERTY APPRAISER

Revised 01/2025
ADA Compliant

2025 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the _____ hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as "local government" by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: _____

Signature: _____

Print: _____

Title: _____

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION XI

CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the North Powerline Road Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the North Powerline Road Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Special District Representative

Print name

Title

Date

Neil Combee
Polk County Property Appraiser
By:



Neil Combee, Property Appraiser

SECTION XII

SECTION C

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

North Powerline Road Community Development District

Summary of Check Register

November 1, 2024 to December 31, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	11/7/24	808-810	\$ 13,499.26
	11/14/24	811-813	\$ 13,142.54
	11/26/24	814-815	\$ 12,866.00
	12/6/24	816-820	\$ 11,495.72
	12/13/24	821-825	\$ 13,795.79
	12/16/24	826-831	\$ 16,685.17
Total Amount			\$ 81,484.48

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/07/24	00049	11/01/24 INV-0317	202411 320-53800-47000	LAKE MAINTENANCE - NOV 24	*	918.00	
				DEANGELO CONTRACTING SERVICES LLC			918.00 000808
11/07/24	00034	11/01/24 15042	202411 320-53800-46200	DR4 LANDSCAPE MAINT NOV24	*	5,835.84	
		11/01/24 15061	202411 320-53800-46200	LANDSCAPE MAINT - NOV24	*	3,820.42	
				PRINCE & SONS INC.			9,656.26 000809
11/07/24	00050	10/25/24 25214	202410 330-57200-48000	NEW LIFE RING	*	175.00	
		11/01/24 25261	202411 330-57200-48500	POOL MAINTENANCE - NOV 24	*	2,750.00	
				RESORT POOL SERVICES			2,925.00 000810
11/14/24	00006	11/01/24 161	202411 310-51300-34000	MANAGEMENT FEES - NOV 24	*	3,750.00	
		11/01/24 161	202411 310-51300-35200	WEBSITE ADMIN - NOV 24	*	110.25	
		11/01/24 161	202411 310-51300-35100	INFORMATION TECH - NOV 24	*	165.42	
		11/01/24 161	202411 310-51300-31300	DISSEMINATION - NOV 24	*	750.00	
		11/01/24 161	202411 330-57200-48300	AMENITY ACCESS - NOV 24	*	1,250.00	
		11/01/24 161	202411 310-51300-42000	POSTAGE	*	11.38	
		11/01/24 162	202411 320-53800-34000	FIELD MANAGEMENT - NOV 24	*	1,666.67	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			7,703.72 000811
11/14/24	00066	11/14/24 12012024	202411 300-15500-10000	DR PLAYGRND LEASE DEC 24	*	3,048.12	
				HEIDI BONNET			3,048.12 000812
11/14/24	00054	11/14/24 12012024	202411 300-15500-10000	PLAYGRND/FUR LEASE DEC 24	*	2,390.70	
				WHFS LLC			2,390.70 000813
11/26/24	00053	11/07/24 61921879	202411 330-57200-48100	PEST CONTROL - NOV 24	*	40.00	
				MASSEY SERVICES INC.			40.00 000814
11/26/24	00034	10/30/24 15158	202409 320-53800-46300	REPLACE PLANTS	*	2,035.00	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/24		15254		202409	320-53800-46300			*	500.00		
			REMOVE DEAD TREES								
11/06/24		15209		202409	320-53800-46300			*	4,725.00		
			REPLACE PLANTS								
11/06/24		15210		202409	320-53800-46300			*	5,566.00		
			REPLACE PLANTS								
							PRINCE & SONS INC.			12,826.00	000815
12/06/24	00064	11/30/24	00068162	202411	310-51300-48000			*	1,018.90		
			NOT OF LANDOWNER ELECTION								
							GANNETT FLORIDA LOCALIQ			1,018.90	000816
12/06/24	00066	12/06/24	01012025	202412	300-15500-10000			*	3,048.12		
			DR PLAYGRND LEASE JAN 25								
							HEIDI BONNET			3,048.12	000817
12/06/24	00032	12/03/24	10900	202410	310-51300-31500			*	637.43		
			GENERAL COUNSEL - OCT 24								
							KILINSKI VAN WYK PLLC			637.43	000818
12/06/24	00059	10/31/24	11930370	202410	330-57200-34500			*	1,824.16		
			SECURITY SERVICES OCT24								
		11/30/24	11969297	202411	330-57200-34500			*	2,576.41		
			SECURITY SERVICES NOV24								
							SECURITAS SECURITY SERVICES USA, INC			4,400.57	000819
12/06/24	00054	12/06/24	01012025	202412	300-15500-10000			*	2,390.70		
			PLAYGRND/FUR LEASE JAN 25								
							WHFS LLC			2,390.70	000820
12/13/24	00072	11/20/24	AD112020	202411	310-51300-11000			*	200.00		
			SUPERVISOR FEE 11/20/24								
							ALEXIS DIAZ			200.00	000821
12/13/24	00006	12/01/24	165	202412	310-51300-34000			*	3,750.00		
			MANAGEMENT FEES - DEC 24								
		12/01/24	165	202412	310-51300-35200			*	110.25		
			WEBSITE ADMIN - DEC 24								
		12/01/24	165	202412	310-51300-35100			*	165.42		
			INFORMATION TECH - DEC 24								
		12/01/24	165	202412	310-51300-31300			*	750.00		
			DISSEMINATION - DEC 24								
		12/01/24	165	202412	330-57200-48300			*	1,250.00		
			AMENITY ACCESS - DEC 24								
		12/01/24	165	202412	310-51300-51000			*	2.95		
			OFFICE SUPPLIES								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/24		165		202412	310	51300	42000			*	67.18		
			POSTAGE										
12/01/24		166		202412	320	53800	34000			*	1,666.67		
			FIELD MANAGEMENT - DEC 24										
GOVERNMENTAL MANAGEMENT SERVICES-CF												7,762.47	000822
12/13/24	00008	11/20/24	KC112020	202411	310	51300	11000			*	200.00		
			SUPERVISOR FEE 11/20/24										
KEVIN CHINOY												200.00	000823
12/13/24	00032	7/13/24	9774	202406	310	51300	49100			*	540.00		
			BOUNDARY AMENDMENT #5 FEE										
		8/15/24	10112	202407	310	51300	49100			*	360.00		
			BOUNDARY AMENDMENT #5 FEE										
		9/10/24	10233	202408	310	51300	49100			*	1,035.50		
			BOUNDARY AMENDMENT #5 FEE										
		10/16/24	10626	202409	310	51300	49100			*	1,196.00		
			BOUNDARY AMENDMENT #5 FEE										
		12/07/24	11002	202411	310	51300	31500			*	2,301.82		
			GENERAL COUNSEL - NOV 24										
KILINSKI VAN WYK PLLC												5,433.32	000824
12/13/24	00011	11/20/24	RH112020	202411	310	51300	11000			*	200.00		
			SUPERVISOR FEE 11/20/24										
RENNIE HEATH												200.00	000825
12/16/24	00049	12/01/24	INV-0338	202412	320	53800	47000			*	918.00		
			LAKE MAINTENANCE - DEC 24										
DEANGELO CONTRACTING SERVICES LLC												918.00	000826
12/16/24	00051	11/19/24	13720	202411	330	57200	48200			*	550.00		
			MONTHLY CLEANING - NOV 24										
		11/19/24	13720	202411	330	57200	48200			*	250.00		
			TRASH COLLECT - NOV 24										
		11/19/24	13723	202411	330	57200	48200			*	322.00		
			DEEP CLEAN POOL FURN										
CSS CLEAN STAR SERVICES CENTRAL FL												1,122.00	000827
12/16/24	00006	10/31/24	163	202410	330	57200	48000			*	950.00		
			MILTON AMENITY PREP/RESET										
		10/31/24	164	202410	320	53800	48000			*	400.00		
			FENCEREPAIRS/STORMCLEANUP										
GOVERNMENTAL MANAGEMENT SERVICES-CF												1,350.00	000828
12/16/24	00053	12/05/24	62953479	202412	330	57200	48100			*	40.00		
			PEST CONTROL - DEC 24										
MASSEY SERVICES INC.												40.00	000829

NPRC NORTH POWER LI IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/16/24	00034	11/13/24 15362	202411 320-53800-47300	IRRIGATION REPAIRS	*	213.58	
		11/22/24 15428	202411 320-53800-46200	PALM CLEANING	*	440.00	
		12/01/24 15472	202412 320-53800-46200	DR4 LANDSCAPE MAINT DEC24	*	5,835.84	
		12/01/24 15490	202412 320-53800-46200	LANDSCAPE MAINT - DEC24	*	3,820.42	
		12/05/24 15660	202412 320-53800-47300	IRRIGATION REPAIRS	*	65.00	
		12/05/24 15661	202412 320-53800-47300	IRRIGATION REPAIRS	*	130.33	
PRINCE & SONS INC.							10,505.17 000830
12/16/24	00050	12/01/24 25570	202412 330-57200-48500	POOL MAINTENANCE - DEC24	*	2,750.00	
RESORT POOL SERVICES							2,750.00 000831
TOTAL FOR BANK A						81,484.48	
TOTAL FOR REGISTER						81,484.48	

SECTION 2

North Powerline Road
Community Development District

Unaudited Financial Reporting
January 31, 2025



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
January 31, 2025

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Capital Funds</i>	<i>Total Governmental Funds</i>
Assets:				
Operating Account	\$ 942,875	\$ -	\$ -	\$ 942,875
Capital Projects Account	\$ -	\$ -	\$ 85	\$ 85
Investments:				
Capital Reserve - Money Market	\$ -	\$ -	\$ 154,297	\$ 154,297
<u>Series 2020</u>				
Reserve	\$ -	\$ 355,933	\$ -	\$ 355,933
Revenue	\$ -	\$ 788,786	\$ -	\$ 788,786
Prepayment	\$ -	\$ 298	\$ -	\$ 298
<u>Series 2022</u>				
Reserve	\$ -	\$ 265,234	\$ -	\$ 265,234
Revenue	\$ -	\$ 644,887	\$ -	\$ 644,887
Due from Developer	\$ 927	\$ -	\$ -	\$ 927
Prepaid Expenses	\$ 5,439	\$ -	\$ -	\$ 5,439
Total Assets	\$ 949,241	\$ 2,055,137	\$ 154,382	\$ 3,158,761
Liabilities:				
Accounts Payable	\$ 10,759	\$ -	\$ -	\$ 10,759
Retainage Payable	\$ -	\$ -	\$ 256,053	\$ 256,053
Total Liabilities	\$ 10,759	\$ -	\$ 256,053	\$ 266,813
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 5,439	\$ -	\$ -	\$ 5,439
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 1,145,016	\$ -	\$ 1,145,016
Debt Service - Series 2022	\$ -	\$ 910,121	\$ -	\$ 910,121
Capital Projects - Series 2020	\$ -	\$ -	\$ 85	\$ 85
Capital Projects - Series 2022	\$ -	\$ -	\$ (256,053)	\$ (256,053)
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 154,297	\$ 154,297
Unassigned	\$ 933,043	\$ -	\$ -	\$ 933,043
Total Fund Balances	\$ 938,482	\$ 2,055,137	\$ (101,671)	\$ 2,891,948
Total Liabilities & Fund Balance	\$ 949,241	\$ 2,055,137	\$ 154,382	\$ 3,158,761

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 771,872	\$ 754,480	\$ 754,480	\$ -
Assessments - Direct Bill	\$ 115,155	\$ 57,578	\$ 57,578	\$ -
Interest	\$ -	\$ -	\$ 33	\$ 33
Total Revenues	\$ 887,027	\$ 812,057	\$ 819,032	\$ 6,975
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,000	\$ 2,000
Engineering	\$ 17,500	\$ 5,833	\$ 1,473	\$ 4,361
Attorney	\$ 30,000	\$ 10,000	\$ 5,463	\$ 4,537
Annual Audit	\$ 5,600	\$ -	\$ -	\$ -
Assessment Administration	\$ 8,500	\$ 8,500	\$ 8,500	\$ -
Arbitrage	\$ 2,250	\$ 450	\$ 450	\$ -
Dissemination	\$ 9,000	\$ 3,000	\$ 3,000	\$ -
Trustee Fees	\$ 20,205	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 45,000	\$ 15,000	\$ 15,000	\$ -
Information Technology	\$ 1,985	\$ 662	\$ 662	\$ (0)
Website Maintenance	\$ 1,323	\$ 441	\$ 441	\$ -
Postage & Delivery	\$ 1,000	\$ 333	\$ 458	\$ (124)
Insurance	\$ 8,840	\$ 8,840	\$ 6,631	\$ 2,209
Copies	\$ 500	\$ 167	\$ 70	\$ 96
Legal Advertising	\$ 10,000	\$ 3,333	\$ 1,019	\$ 2,314
Other Current Charges	\$ 2,500	\$ 833	\$ 167	\$ 666
Office Supplies	\$ 250	\$ 83	\$ 6	\$ 77
Dues, Licenses & Subscriptions	\$ 175	\$ 58	\$ 175	\$ (117)
Total General & Administrative	\$ 176,627	\$ 65,574	\$ 60,938	\$ 4,636
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 27,500	\$ 27,500	\$ 21,530	\$ 5,970
Field Management	\$ 20,000	\$ 6,667	\$ 6,667	\$ -
Landscape Maintenance	\$ 160,000	\$ 53,333	\$ 39,715	\$ 13,618
Landscape Replacement	\$ 25,000	\$ 8,333	\$ -	\$ 8,333
Lake Maintenance	\$ 15,204	\$ 5,068	\$ 5,527	\$ (459)
Fountain Maintenance	\$ 1,800	\$ 600	\$ -	\$ 600
Streetlights	\$ 112,000	\$ 37,333	\$ 52,296	\$ (14,962)
Electric	\$ 9,000	\$ 3,000	\$ 1,101	\$ 1,899
Water & Sewer	\$ 2,400	\$ 800	\$ 69	\$ 731
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 833	\$ -	\$ 833
Irrigation Repairs	\$ 5,000	\$ 1,667	\$ 498	\$ 1,169
General Repairs & Maintenance	\$ 20,000	\$ 6,667	\$ 2,037	\$ 4,629
Contingency	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
Subtotal Field Expenditures	\$ 407,904	\$ 154,301	\$ 129,440	\$ 24,861

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Amenity Expenditures				
Amenity - Electric	\$ 18,000	\$ 6,000	\$ 3,569	\$ 2,431
Amenity - Water	\$ 4,000	\$ 1,333	\$ 906	\$ 427
Playground Lease	\$ 53,688	\$ 17,896	\$ 21,755	\$ (3,859)
Internet	\$ 2,000	\$ 667	\$ 542	\$ 125
Pest Control	\$ 648	\$ 216	\$ 160	\$ 56
Janitorial Services	\$ 14,060	\$ 4,687	\$ 3,522	\$ 1,165
Security Services	\$ 34,000	\$ 11,333	\$ 6,427	\$ 4,907
Pool Maintenance	\$ 33,300	\$ 11,100	\$ 11,450	\$ (350)
Amenity Access Management	\$ 15,000	\$ 5,000	\$ 5,000	\$ -
Amenity Repairs & Maintenance	\$ 12,500	\$ 4,167	\$ 3,951	\$ 215
Hog Trap	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Holiday Decorations	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Contingency	\$ 7,500	\$ 2,500	\$ 4,354	\$ (1,854)
Subtotal Amenity Expenditures	\$ 207,196	\$ 74,065	\$ 69,136	\$ 4,929
Total Operations & Maintenance	\$ 615,100	\$ 228,367	\$ 198,576	\$ 29,790
Total Expenditures	\$ 791,727	\$ 293,941	\$ 259,515	\$ 34,426
<i>Other Financing Uses</i>				
Transfer Out - Capital Reserves	\$ 95,300	\$ -	\$ -	\$ -
Total Other Financing Uses	\$ 95,300	\$ -	\$ -	\$ -
Total Expenditures & Other Financing Uses	\$ 887,027	\$ 293,941	\$ 259,515	\$ 34,426
Net Change in Fund Balance	\$ (0)		\$ 559,518	
Fund Balance - Beginning	\$ -		\$ 378,964	
Fund Balance - Ending	\$ (0)		\$ 938,482	

North Powerline Road
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Interest	\$ 2,000	\$ 2,000	\$ 2,081	\$ 81
Total Revenues	\$ 2,000	\$ 2,000	\$ 2,081	\$ 81
Expenditures:				
Chair Lift Replacement	\$ 10,500	\$ -	\$ -	-
Fountain Replacement	\$ 13,500	\$ -	\$ -	-
Playground Fence	\$ 10,000	\$ -	\$ -	-
Contingency	\$ 1,000	\$ -	\$ -	-
Total Expenditures	\$ 35,000	\$ -	\$ -	-
Excess (Deficiency) of Revenues over Expenditures	\$ (33,000)		\$ 2,081	
Other Financing Sources				
Transfer In - General Fund	\$ 95,300	\$ -	\$ -	-
Total Other Financing Sources	\$ 95,300	\$ -	\$ -	-
Net Change in Fund Balance	\$ 62,300		\$ 2,081	
Fund Balance - Beginning	\$ 92,623		\$ 152,216	
Fund Balance - Ending	\$ 154,923		\$ 154,297	

North Powerline Road

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 712,525	\$ 696,465	\$ 696,465	\$ -
Interest	\$ 8,000	\$ 8,000	\$ 8,198	\$ 198
Total Revenues	\$ 720,525	\$ 704,465	\$ 704,663	\$ 198
Expenditures:				
Interest - 11/1	\$ 222,391	\$ 222,391	\$ 222,391	\$ -
Principal - 5/1	\$ 270,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 222,391	\$ -	\$ -	\$ -
Total Expenditures	\$ 714,781	\$ 222,391	\$ 222,391	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,743		\$ 482,272	
Fund Balance - Beginning	\$ 305,857		\$ 662,744	
Fund Balance - Ending	\$ 311,600		\$ 1,145,016	

North Powerline Road

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Assessments - On Roll	\$ 533,100	\$ 521,084	\$ 521,084	\$ -
Interest	\$ 30,000	\$ 7,265	\$ 7,265	\$ -
Total Revenues	\$ 563,100	\$ 528,349	\$ 528,349	\$ -
Expenditures:				
Interest - 11/1	\$ 206,778	\$ 206,778	\$ 206,778	\$ -
Principal - 5/1	\$ 115,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 206,778	\$ -	\$ -	\$ -
Total Expenditures	\$ 528,556	\$ 206,778	\$ 206,778	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 34,544		\$ 321,571	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 34,544		\$ 321,571	
Fund Balance - Beginning	\$ 426,912		\$ 588,550	
Fund Balance - Ending	\$ 461,455		\$ 910,121	

North Powerline Road

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ -	\$ -	\$ 2	\$ 2
Expenditures:				
Capital Outlay - Phase 1	\$ -	\$ -	\$ 33	\$ (33)
Capital Outlay - Phase 2	\$ -	\$ -	\$ 422	\$ (422)
Admin Contingency	\$ -	\$ -	\$ 210	\$ (210)
Total Expenditures	\$ -	\$ -	\$ 665	\$ (665)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (663)	
Fund Balance - Beginning	\$ -	\$ -	\$ 748	
Fund Balance - Ending	\$ -	\$ -	\$ 85	

North Powerline Road
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ -	-
Interest	\$ -	\$ -	1,272	\$ 1,272
Total Revenues	\$ -	\$ -	1,272	\$ 1,272
Expenditures:				
Capital Outlay - Phase 3	\$ -	\$ -	135,598	\$ (135,598)
Capital Outlay - Phase 4	\$ -	\$ -	132,734	\$ (132,734)
Total Expenditures	\$ -	\$ -	268,332	\$ (268,332)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	(267,060)	
Fund Balance - Beginning	\$ -	\$ -	11,007	
Fund Balance - Ending	\$ -	\$ -	(256,053)	

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	\$ -	\$ 23,530	\$ 725,252	\$ 5,697	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 754,480
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ 57,578	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,578
Interest	\$ 3	\$ 2	\$ 10	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33
Total Revenues	\$ 3	\$ 23,533	\$ 725,322	\$ 70,174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 819,032
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 600	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Engineering	\$ 640	\$ -	\$ 470	\$ 363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,473
Attorney	\$ 637	\$ 2,302	\$ 2,524	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,463
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 8,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,500
Arbitrage	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 750	\$ 750	\$ 750	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Trustee Fees	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Information Technology	\$ 165	\$ 165	\$ 165	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 662
Website Maintenance	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 441
Postage & Delivery	\$ 50	\$ 11	\$ 67	\$ 329	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 458
Insurance	\$ 6,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,631
Printing & Binding	\$ 2	\$ -	\$ -	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70
Legal Advertising	\$ -	\$ 1,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,019
Other Current Charges	\$ 41	\$ 44	\$ 42	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167
Boundary Amendment Expenses	\$ 3,861	\$ 2,095	\$ 927	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,383
Office Supplies	\$ 1	\$ -	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 25,314	\$ 10,846	\$ 10,208	\$ 14,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,938
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 21,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,530
Field Management	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,667
Landscape Maintenance	\$ 9,656	\$ 10,746	\$ 9,656	\$ 9,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,715
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 2,773	\$ 918	\$ 918	\$ 918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,527
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 13,074	\$ 13,074	\$ 13,074	\$ 13,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,296
Electric	\$ 415	\$ 132	\$ 229	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,101
Water & Sewer	\$ 17	\$ 17	\$ 17	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 89	\$ 214	\$ 195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 498
General Repairs & Maintenance	\$ 400	\$ 1,637	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,037
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 49,621	\$ 28,405	\$ 25,756	\$ 25,657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 129,440

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	\$ 1,681	\$ -	\$ 990	\$ 898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,569
Amenity - Water	\$ 218	\$ 200	\$ 229	\$ 260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 906
Playground Lease	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,755
Internet	\$ 135	\$ 135	\$ 135	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 542
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160
Janitorial Services	\$ 800	\$ 1,122	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,522
Security Services	\$ 1,824	\$ 2,576	\$ 2,026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,427
Pool Maintenance	\$ 3,200	\$ 2,750	\$ 2,750	\$ 2,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,450
Amenity Access Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Amenity Repairs & Maintenance	\$ 3,526	\$ -	\$ 425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,951
Hog Trap	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Decorations	\$ -	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Contingency	\$ -	\$ -	\$ 4,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,354
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 18,113	\$ 21,013	\$ 18,438	\$ 11,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,136
Total Operations & Maintenance	\$ 67,734	\$ 49,418	\$ 44,194	\$ 37,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198,576
Total Expenditures	\$ 93,049	\$ 60,264	\$ 54,403	\$ 51,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 259,515
Other Financing Uses													
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures & Other Financing Uses	\$ 93,049	\$ 60,264	\$ 54,403	\$ 51,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 259,515
Net Change in Fund Balance	\$ (93,046)	\$ (36,731)	\$ 670,920	\$ 18,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 559,518

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 CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments \$ 829,975.76 \$ 766,155.52 \$ 573,225.66 \$ 2,169,356.94
 Net Assessments \$ 771,877.46 \$ 712,524.63 \$ 533,099.86 \$ 2,017,501.95

38.26% 35.32% 26.42% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	General Fund	ies 2020 Debt Serv	ries 2022 Debt Serv	Total
11/13/24	10/21/24	\$1,664.64	(\$57.29)	(\$32.15)	\$0.00	\$0.00	\$1,575.20	\$602.65	\$556.32	\$416.23	\$1,575.20
11/15/24	10/01-10/31/24	\$2,637.85	(\$105.52)	(\$50.65)	\$0.00	\$0.00	\$2,481.68	\$949.47	\$876.46	\$655.75	\$2,481.68
11/19/24	11/01-11/07/24	\$17,157.82	(\$686.30)	(\$329.43)	\$0.00	\$0.00	\$16,142.09	\$6,175.81	\$5,700.93	\$4,265.35	\$16,142.09
11/26/24	11/08-11/15/24	\$43,902.71	(\$1,756.12)	(\$842.93)	\$0.00	\$0.00	\$41,303.66	\$15,802.40	\$14,587.28	\$10,913.98	\$41,303.66
12/06/24	11/16-11/26/24	\$501,480.69	(\$20,059.68)	(\$9,628.42)	\$0.00	\$0.00	\$471,792.59	\$180,503.45	\$166,623.80	\$124,665.34	\$471,792.59
12/20/24	11/27-11/30/24	\$1,351,951.98	(\$54,162.44)	(\$25,955.79)	\$0.00	\$0.00	\$1,271,833.75	\$486,591.75	\$449,175.71	\$336,066.29	\$1,271,833.75
12/27/24	12/01-12/15/24	\$184,492.09	(\$7,245.90)	(\$3,544.92)	\$0.00	\$0.00	\$173,701.27	\$66,456.48	\$61,346.38	\$45,898.41	\$173,701.27
12/30/24	Inv#4652161	\$0.00	\$0.00	\$0.00	\$0.00	(\$13,393.81)	(\$13,393.81)	(\$5,124.35)	(\$4,730.31)	(\$3,539.15)	(\$13,393.81)
12/30/24	Inv#4652162	\$0.00	\$0.00	\$0.00	\$0.00	(\$8,299.76)	(\$8,299.76)	(\$3,175.41)	(\$2,931.24)	(\$2,193.11)	(\$8,299.76)
01/10/25	12/16-12/31/24	\$15,649.19	(\$453.59)	(\$303.91)	\$0.00	\$0.00	\$14,891.69	\$5,697.43	\$5,259.32	\$3,934.94	\$14,891.69
TOTAL		\$ 2,118,936.97	\$ (84,526.84)	\$ (40,688.20)	\$ -	\$ (21,693.57)	\$ 1,972,028.36	\$ 754,479.68	\$ 696,464.65	\$ 521,084.03	\$ 1,972,028.36

98%	Net Percent Collected
\$ 45,473.59	Bal. Remaining to Collect

DIRECT BILL ASSESSMENTS

Cassidy Holdings LLC 2025-01		Net Assessments	\$ 115,155.02	
Date Received	Due Date	Check Number	Net Assessed	Amount Received - GF
1/29/25	10/1/24	2516/2517/2518	\$ 57,577.51	\$ 57,577.51
	2/1/25		\$ 28,788.75	\$ -
	5/1/25		\$ 28,788.75	\$ -
			\$ 115,155.01	57,577.51