

*North Powerline Road  
Community Development District*

*Meeting Agenda*

*March 26, 2025*

# AGENDA

# *North Powerline Road*

## *Community Development District*

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

March 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, March 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 (Public Comments are limited to three (3) minutes)
3. Approval of Minutes of the February 26, 2025 Board of Supervisors Meeting
4. Ratification of Conveyance Documents
  - A. Bella Vita Phase 3
  - B. Deer Run
  - C. Horse Creek Phase 3 ROW (Roads)
5. Consideration of Resolution 2025-11 Ratifying Changes to Designated Parking Areas
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report (*to be provided under separate cover*)
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

# MINUTES

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

The regular meeting of the Board of Supervisors of the North Powerline Road Community Development District was held on Wednesday, **February 26, 2025**, at 10:19 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Henley	Chairperson
Alex Diaz	Vice Chairperson
Jessica Spencer	Assistant Secretary
Lindsey Roden	Assistant Secretary
Mauricio Gatica	<i>Appointed to Board as Assistant Secretary</i>

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 February 26, 2025, 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 10:19 a.m. and called the roll. Four Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated there were no questions or comments from any members of the public or via Zoom.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Consideration of Appointment to Open Board Seat #5**

Ms. Burns stated that Board Seat #5 was vacant and no one had qualified for that seat. She added that the seat needed to be filled by a resident of the District. She said they had received one letter of interest from Mr. Mauricio Gatica, which was on the agenda, if the Board wanted to consider it.

On MOTION by Mr. Diaz, seconded by Ms. Henley, with all in favor, the Appointment of Mr. Mauricio Gatica to Board Seat #5 was approved.

Ms. Burns had Mr. Gatica come forward to collect his agenda packet and to be sworn in. Ms. Burns administered the oath of office to Mr. Gatica. Ms. Hancock explained the Sunshine Law. Ms. Hancock explained topics that could be discussed in public and explained in detail how to discuss any meeting topics outside of the meetings.

#### **B. Consideration of Resolution 2025-10 Electing Officers**

Ms. Burns stated that they hadn't previously elected officers because they had changed the Board. She added that they needed someone to serve as Chair, as Vice-Chair, and three Supervisors that would be Assistant Secretaries along with George Flint. Ms. Burns requested that herself be the Secretary so that she could be authorized to sign off on documents outside a meeting. Ms. Burns noted that they could elect each one individually or collectively make the decision and take one motion to approve it as outlined. After Board discussion, the consensus was that Ms. Bobbie Henley would be Chair, Mr. Alex Diaz Vice-Chair, and the other three Supervisors would serve as Assistant Secretaries along with George Flint. Ms. Burns will serve as the Secretary.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2025-10 Electing Officers as slated above, was approved.

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

#### **Approval of Minutes of the December 18, 2024 Board of Supervisors Meeting**

Ms. Burns presented the December 18, 2024, 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. Henley, seconded by Ms. Roden, with all in favor, the Minutes of the December 18, 2024 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS****Consideration of Assignment of Aquatic Maintenance Services Vendor Contract**

Ms. Burns stated they had an existing aquatic contract for the District's ponds. She noted that the company had merged with another company, and this was assigning that contract to the new entity name. She added that it was still the same service provider.

On MOTION by Ms. Roden, seconded by Mr. Diaz, with all in favor, the Assignment of Aquatic Maintenance Services Vendor Contract, was approved.

**SIXTH ORDER OF BUSINESS****Discussion Regarding Adding Fence to Playground Area *(requested by Supervisor Diaz)***

Ms. Burns stated that Supervisor Diaz requested this and turned the discussion over to Mr. Diaz. Mr. Diaz stated that he had some prices for adding a fence around the playground. There will be further discussion about whether to go for 230 feet or 320 feet. Mr. Diaz and Mr. Tindall will put together proposals from vendors and present them at the next meeting. Ms. Burns stated that \$10,000 had already been allocated to the budget for the fence.

**SEVENTH ORDER OF BUSINESS****Discussion Regarding Speeding Issues in Community *(requested by Supervisor Diaz)***

Ms. Burns stated that Supervisor Diaz requested this item. Mr. Diaz stated that there have been issues with speeding in the community. There was a detailed discussion about installing cameras, but the CDD cannot implement tickets or fines. Installing speedbumps would be expensive and futile. Numerous calls to the police department, with exact locations and descriptions, were suggested in hopes that they would investigate the complaints. Ms. Burns noted that there is a street parking and towing policy that has designated no parking on streets except where noted.

**EIGHTH ORDER OF BUSINESS****Discussion Regarding HOA Collaboration *(requested by Supervisor Diaz)***

Mr. Diaz proposed that the existing parking policies be revised. Ms. Burns said they had a street parking and towing policy for Phase One that designated no on-street parking except for areas where noted. There is no overnight parking for commercial vehicles, vessels, boats, trailers, and things of that nature. The policy was only in effect in Phase One, as the Board previously decided not to put it in phases mainly under home construction. Ms. Burns added that in Phase Two, they were reaching a point where they were nearing the end. Ms. Burns said expanding the existing policy that was in place for Phase One and just adding Phase Two to the extent of changing the policy entirely. Ms. Burns offered to read the email sent to obtain resident feedback. She noted that the residents were concerned that the HOA was trying to convince the CDD to lend all street parking in the neighborhood, and they felt it was too restrictive. They explained that there would be nowhere for their guests to park. Even if using the overflow, there were not enough spots for the three Phases of the home to have guests there.

Ms. Burns stated that the residents understood that the streets were narrow and that there needed to be a parking policy in place. Ms. Burns said that the problem was that they were trying to use the CDD Parking Policy to deal with HOA issues. Ms. Burns stated that the HOA enforced a policy that residents must utilize their driveway as the first parking source. Ms. Burns said they have no authority over the HOA and don't approve of anything. She added that they would confirm with their attorney what they can or cannot do. She noted that they own roadways and can add street parking and towing policies. Ms. Burns stated that residents must comply with traffic laws, and if someone were blocking a fire hydrant or a resident's driveway, they should call the police. Ms. Burns stated since the policy already existed; they didn't need a separate hearing to extend it to that area. She added that if they were going to change the policy, for example, to no overnight parking, that would be something that would require a public hearing, and they would need to go through that process and advertise for approval.

Ms. Burns suggested they could move forward and approve a signed proposal to install signs, then do a mailed notice letting others know the specific date for the street parking and towing policy. Ms. Burns asked if there was a rough estimate of what the signage would cost. Ms. Burns added that the cost of the signage installed, based on the policy that was just approved, was \$5,253.51. Ms. Burns stated they may want to make a motion to approve, not to exceed \$6,000.



On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Adding Phase 2 and Installing Signing in Phase 2 Not to Exceed \$6,000, was approved.

Ms. Burns noted that once the signs were getting close to being installed, they would send out a mail notice and an E-blast with a date on where the enforcement would start. She added that they like giving the residents a few weeks' notice. A Board member asked about a public hearing. Ms. Burns stated it was unnecessary because they were not changing the policy, just adding areas to it.

#### **NINTH ORDER OF BUSINESS**

#### **Presentation of Arbitrage Rebate Report for Series 2020 Bonds**

Ms. Burns stated that the District had to demonstrate under the Internal Revenue Code that they do not earn more interest than we pay on the bonds. She added that a negative amount was listed on page four of the report. Ms. Burns added that this was a requirement under the Trust Indenture on the Series 2020 bond.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Arbitrage Rebate Report for Series 2020 Bonds, was approved.

#### **TENTH ORDER OF BUSINESS**

#### **Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns stated that Items 10 and 11 could be taken together with one motion. Ms. Burns stated that the first was the consideration of the data sharing and usage agreement with the Polk County Property appraiser. She added that this was primarily administrative for their office. She added that the Property Appraiser would provide a listing of all the parcels and owners within the community so that they can collect their assessments on the tax bill. Ms. Burns stated that certain professions such as police or judges are exempt from having their information turned over to members of the public. She noted that that information to them was them agreeing they would not disclose that.

**ELEVENTH ORDER OF BUSINESS****Consideration of 2025 Contract Agreement with Polk County Property Appraiser**

Ms. Burns stated that the second agreement was for the annual renewal of the contract with Polk County, which required the agreement to be entered into every year, so this was standard. Ms. Burns stated that the Board approves these contracts every year.

On MOTION by Mr. Diaz, seconded by Ms. Roden, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser and the 2025 Contract Agreement with Polk County Property Appraiser were approved.

**TWELFTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Ms. Hancock reminded everyone that they are required to do the ethics training again. She told Mr. Diaz that he would be subject to four hours of ethics training that would need to be completed by December 31<sup>st</sup>.

**B. Engineer**

Ms. Burns noted the District Engineer was not present.

**C. Field Manager's Report *(to be provided under separate cover)*****i. Update Regarding Front Entrance Lighting and Fountain *(requested by Supervisor Diaz)***

Mr. Tindall presented the Field Manager's Report. He stated that the amenity repairs were complete. Mr. Tindall said that the drainage system was being improved. He mentioned a significant number of leaves that would be taken care of. Several dead trees were removed. Tree tissue samples were taken and sent to be analyzed before deciding to replace the trees. It was not yet determined if there was a fungus problem or a bacterial problem. Mr. Tindall stated that he would have more information on the status of the dead and dying trees.

Mr. Tindall noted that they would check the lights at the entrance, there may be a breaker issue. He noted that another light was out and had been replaced. He thought the kids might have kicked it. He mentioned possibly putting a cage around it for more security. Mr. Tindall noted they have a lot of trash, and it was extreme during the holidays. He said that it wasn't the CDD vendors

leaving the trash around. He wasn't sure whether it was residents leaving or outsiders dumping trash. That is an issue they are working to resolve. He noted a sign at the back entrance that was no longer there and he stated that it would be replaced. Mr. Tindall noted that the solar lighting proposal that was initially spoken about would find out if it was paid for and not executed or just not executed at all.

On MOTION by Ms. Henley, seconded by Mr. Diaz, with all in favor, the Lake Pros Proposal for \$8,428, was approved.

#### **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, she would be happy to answer.

On MOTION by Ms. Henley, seconded by Ms. Spencer, 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 was no action necessary.

#### **THIRTEENTH ORDER OF BUSINESS**

##### **Other Business**

Ms. Burns asked for any other business.

#### **FOURTEENTH ORDER OF BUSINESS**

##### **Supervisors Requests and Audience Comments**

Resident expressed concerns about the parking situation. He indicated that parking had become a nuisance. As a homeowner, he can't pull out of his driveway because cars are parked across from them. He was deeply upset because of all the traffic. He added that people rev their engines, waking them up at 2:00 a.m. to 3:00 a.m. There have been repeat accidents. He stated that they had tried everything, even implementing the HOA.

Ms. Burns amended Mr. Diaz's motion to remove the parking signs that allowed parking in this extremely congested area on Tiny Flower. She stated they would remove the signs and revise

the maps. An E-blast would be sent out letting the community know that the parking signs would be removed. Then, if cars are parked there, they will be subject to being towed.

On MOTION by Mr. Diaz, seconded by Ms. Henley, with all in favor, Removing Parking on Tiny Flower, was approved.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

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

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

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

## SECTION IV

# SECTION A

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

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

STATE OF FLORIDA  
COUNTY OF POLK

I, Albert B. Cassidy ("Affiant"), on being duly sworn, state:

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

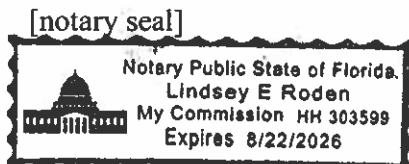
  
\_\_\_\_\_  
Affiant

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 18th day of March 2025 by Albert B. Cassidy, who ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
(Official Notary Signature)

Name: Lindsey E Roden

My Commission Expires: 8/22/2026



**EXHIBIT A**  
**(PROPERTY DESCRIPTION)**

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



## **OWNER'S AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF POLK

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

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

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

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

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

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

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

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

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

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

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

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

**FURTHER AFFIANT SAYETH NOT.**

By:

Albert B. Cassidy, Manager

Date:

3/18/25

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 18th day of March 2025, by Albert B. Cassidy as Manager of CH DEV, LLC, a Florida limited liability company, on behalf of company.

Lindsey E Roden  
(Official Notary Signature)

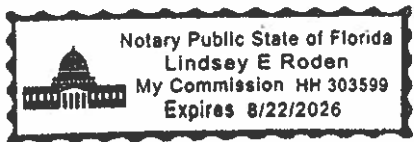
Name: Lindsey E Roden

Personally Known ☒

OR Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_

[notary seal]



PREPARED BY AND RETURN TO:

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

Parcel ID:  
272702713010003130, 272702713010003100 and 272702713010003110

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

THIS SPECIAL WARRANTY DEED is executed as of this \_\_\_\_ day of March 2025, by **CH DEV, LLC**, a Florida limited liability company with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880 (hereinafter called the “grantor”), in favor of **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the “grantee”).

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

**WITNESSETH:**

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Polk County, Florida, further described as follows:

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

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

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

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

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

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

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

### RESERVATION OF EASEMENT

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

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

Signed, sealed and delivered  
in the presence of:

Lindsey Roden  
Print Name: Lindsey Roden  
Address:  
346 East Central Ave.  
Winter Haven, FL 33880

Jessica Spence  
Print Name: Jessica Spence  
Address:  
346 East Central Ave.  
Winter Haven, FL 33880

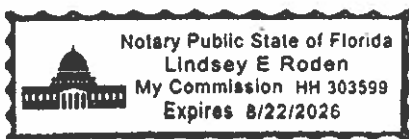
### GRANTOR:

**CH DEV, LLC**  
a Florida limited liability company  
Albert B. Cassidy  
Print: Albert B. Cassidy  
Title: Manager  
Address:  
346 East Central Ave.  
Winter Haven, FL 33880

STATE OF FLORIDA  
COUNTY OF POLK

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 18<sup>th</sup> day of March 2025, by Albert Cassidy, as Manager on behalf of CH DEV, LLC, a Florida limited liability company.

[notary seal]



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

**ACCEPTANCE BY GRANTEE**

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

Dated this \_\_\_\_ day of March 2025.

Signed, sealed and delivered  
in the presence of:

Witnesses:

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

Lindsey Roden  
Name: Lindsey Roden  
Address:  
346 East Central Avenue  
Winter Haven, FL 33880

By: Bobbie Henley  
Bobbie Henley, Chairperson  
Board of Supervisors  
Address:  
346 East Central Ave.  
Winter Haven, FL 33880

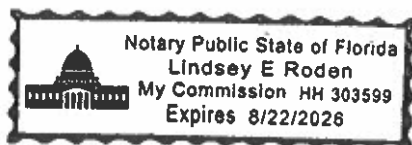
Jessica Spencer  
Name: Jessica Spencer  
Address:  
346 East Central Ave.  
Winter Haven, FL 33880

STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of March 2025, by Bobbie Henley, as Chairperson of the Board of Supervisors of the North Powerline Road Community Development District.

[notary seal]

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



## SECTION B

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

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


STATE OF FLORIDA  
COUNTY OF POLK

I, Lauren O. Schwenk ("Affiant"), on being duly sworn, state:

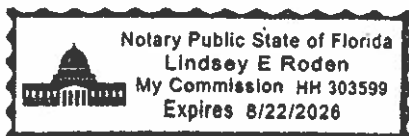
1. I am the Manager of GLK Real Estate, LLC, a Florida limited liability company (the "Company").
2. The management of the Company is vested in Affiant.
3. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor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

  
Affiant

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 16<sup>th</sup> day of March 2025 by Lauren O. Schwenk on behalf of GLK Real Estate, LLC.

  
(Official Notary Signature)  
Name: Lindsey E. Roden  
Personally Known ☒  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

[notary seal]



**EXHIBIT A**  
**(PROPERTY DESCRIPTION)**

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



## **OWNER'S AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF POLK

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

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

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

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

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

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

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

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

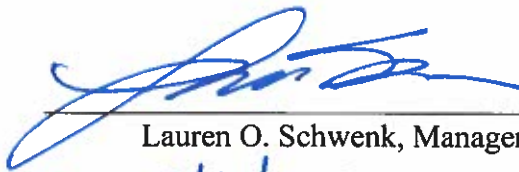
7. Affiant knows of no action or proceeding relating to the Property, which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge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

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

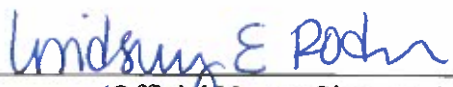
nor are there any special assessments or taxes which are not shown as existing liens by the public records.

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

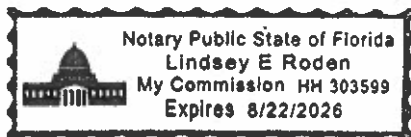
**FURTHER AFFIANT SAYETH NOT.**

By:   
Lauren O. Schwenk, Manager  
Date: 3/18/25

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 18th day of March 2025, by Lauren O. Schwenk as Manager of GLK Real Estate, LLC, a Florida limited liability company, on behalf of company.

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

[notary seal]



PREPARED BY AND RETURN TO:

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

Parcel ID:

272710733520018260, 272710733520018100, 272710733520018110, 272710733520018120,  
272710733520018130, 272710733520018140, 272710733520018150, 272710733520018160,  
272710733520018170, 272710733520018180, 272710733520018190, 272710733520018200,  
272710733520018211, 272710733520018220, 272710733520018230 and 272710733520018240

### **SPECIAL WARRANTY DEED**

**[Deer Run]**

THIS SPECIAL WARRANTY DEED is executed as of this \_\_\_\_ day of March 2025, by **GLK REAL ESTATE, LLC**, a Florida limited liability company with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880 (hereinafter called the “grantor”), in favor of **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the “grantee”).

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

### **WITNESSETH:**

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Polk County, Florida, further described as follows:

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

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

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

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

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

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

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

#### **RESERVATION OF EASEMENT**

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

*[Signatures on following page]*

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

**GRANTOR:**

Signed, sealed and delivered  
in the presence of:

Lindsey Roden  
Print Name: Lindsey Roden  
Address:  
346 East Central Ave.  
Winter Haven, FL 33880

Jessica Sparr  
Print Name: Jessica Sparr  
Address:  
346 East Central Ave.  
Winter Haven, FL 33880

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

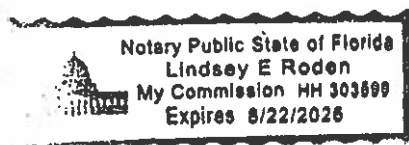
Lauren O. Schwenk  
By: Lauren O. Schwenk  
Title: Manager  
Address:  
346 East Central Ave.  
Winter Haven, FL 33880

STATE OF FLORIDA  
COUNTY OF POLK

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online  
notarization this 18th day of March 2025, by Lauren O. Schwenk as Manager on behalf of GLK Real  
Estate, LLC, a Florida limited liability company.

[notary seal]

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



**ACCEPTANCE BY GRANTEE**

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

Dated this \_\_\_\_ day of March 2025.

Signed, sealed and delivered  
in the presence of:

Witnesses:

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

Lindsey Roden  
Name: Lindsey Roden  
Address:  
346 East Central Ave.  
Winter Haven, FL 33880

By: Bobbie Henley  
Bobbie Henley, Chairperson  
Board of Supervisors

Jessica Spencer  
Name: Jessica Spencer  
Address:  
346 East Central Ave.  
Winter Haven, FL 33880

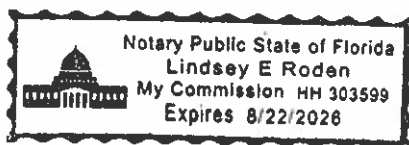
Address:  
346 East Central Ave.  
Winter Haven, FL 33880

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of March 2025, by Bobbie Henley, as Chairperson of the Board of Supervisors of the North Powerline Road Community Development District.

[notary seal]

Lindsey E. Roden  
(Official Notary Signature)  
Name: Lindsey E Roden  
Personally Known ☒  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_



# SECTION C

Prepared by:

Lauren Gentry, Esq.  
KILINSKI VAN WYK, PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301

**LIMITED LIABILITY COMPANY  
AFFIDAVIT FOR DEED**

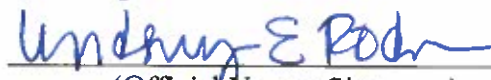
STATE OF FLORIDA  
COUNTY OF POLK

I, **Albert B. Cassidy** ("Affiant"), on being duly sworn, state:

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

  
\_\_\_\_\_  
Affiant

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 17th day of March 2025 by Albert B. Cassidy, as Manager of CH DEV, LLC, a Florida limited liability company, on behalf of company.

  
\_\_\_\_\_  
(Official Notary Signature)

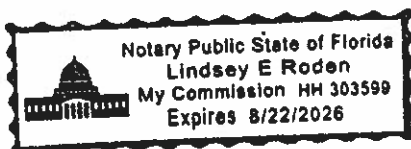
Name: Lindsey E Roden

Personally Known ☒

OR Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_

[notary seal]





## **EXHIBIT A**

The road rights-of-way designated as Swan Swim Drive, Penguin Boulevard, Canary Avenue, Puffin Place, Goose Road, and Whooping Crane Drive, all as depicted on the plat of *Bella Vita Phase 3*, recorded at Plat Book 198, Page 1, of the Public Records of Polk County, Florida

## **OWNER'S AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF POLK

BEFORE ME, the undersigned authority, personally appeared **Albert B. Cassidy** ("Affiant") as Manager of CH DEV, LLC, a Florida limited liability company (the "Company" or "Owner"), with a principal address of 346 E. Central Avenue, Winter Haven, FL 33880, who after first being duly sworn deposes and states as follows:

1. That Affiant knows of his own knowledge that CH DEV, LLC is the owner of the fee simple title in and to certain lands located in Polk County, Florida described on the attached Exhibit "A".

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

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

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

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


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

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


8. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

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

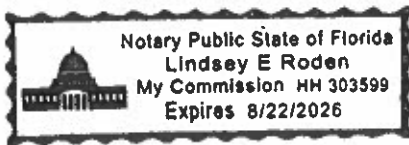
**FURTHER AFFIANT SAYETH NOT.**

  
\_\_\_\_\_  
Affiant  
Date: 3/17/25

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 17th day of March 2025 by Albert B. Cassidy, as Manager of CH DEV, LLC, a Florida limited liability company, on behalf of company, and who ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

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

[notary seal]



## **EXHIBIT A**

(Legal Description)

The road rights-of-way designated as Swan Swim Drive, Penguin Boulevard, Canary Avenue, Puffin Place, Goose Road, and Whooping Crane Drive, all as depicted on the plat of *Bella Vita Phase 3*, recorded at Plat Book 198, Page 1, of the Public Records of Polk County, Florida

PREPARED BY AND RETURN TO:

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

Parcel ID No.  
272702713010003130

## **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is executed as of this \_\_\_ day of March 2025, by **CH DEV, LLC**, a Florida limited liability company, with a mailing address of 346 E. Central Avenue, Winter Haven, FL 33880, (hereinafter called the “grantor”), in favor of **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of c/o Governmental Management Services Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 (hereinafter called the “grantee”).

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

### **WITNESSETH:**

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, further described at **Exhibit A** attached hereto.

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

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

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

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

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

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

## GRANT OF EASEMENTS

AND FURTHER WITNESS THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby further remises, releases and quit-claims to Grantee forever, the following non-exclusive, perpetual easement rights which the Grantor has, if any, as more particularly described below ("Easements"):

**Those certain Private Drainage Easements as identified on the Plat of *Bella Vita Phase 3*, as recorded in Plat Book 198, Page 1, of the Public Records of Polk County, Florida.**

**And with respect to the foregoing, the rights of ingress and egress over, across, upon, and through the Easement Areas, as well as rights of installing, constructing, operating, maintaining, repairing and replacing utilities, stormwater, landscaping, irrigation, wetland and/or other District improvements that comprise the District's capital improvement plan.**

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

*[Signature pages follow]*

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

**GRANTOR:**

Signed, sealed and delivered  
in the presence of:

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

Lindsay Roden  
Print Name: Lindsay Roden  
Address:  
346 E. Central Avenue  
Winter Haven, FL 33880

Albert B. Cassidy  
Albert B. Cassidy, Manager  
Address:  
346 E. Central Avenue  
Winter Haven, FL 33880

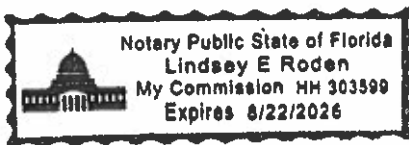
Jessica Spencer  
Print Name: Jessica Spencer  
Address:  
346 E. Central Avenue  
Winter Haven, FL 33880

STATE OF FLORIDA  
COUNTY OF POLK

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 17th day of March 2025 by Albert B. Cassidy, as Manager of CH DEV, LLC, a Florida limited liability company, on behalf of company.

[notary seal]

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



**ACCEPTANCE BY GRANTEE**

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

Dated this 14<sup>th</sup> day of March 2025.

Signed, sealed and delivered  
in the presence of:

Witnesses:

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

Lindsey Roden

Name: Lindsey Roden

Address:

346 E. Central Avenue

Winter Haven, Florida 33880

Bobbie Henley  
Chair/Vice Chairman, Board of Supervisors

Address:

219 E. Livingston Street

Orlando, Florida 32801

Jessica Spencer

Name: Jessica Spencer

Address:

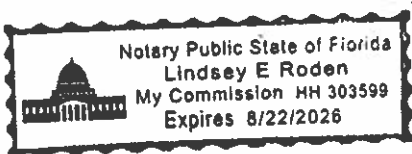
346 E. Central Avenue

Winter Haven, Florida 33880

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14<sup>th</sup> day of March 2025, by Bobbie Henley, as Chairman of the Board of Supervisors of the North Powerline Road Community Development District.

[notary seal]



Lindsey E Roden  
(Official Notary Signature)

Name: Lindsey E Roden

Personally Known ☒

OR Produced Identification ☐

Type of Identification \_\_\_\_\_



## **EXHIBIT A**

The road rights-of-way designated as Swan Swim Drive, Penguin Boulevard, Canary Avenue, Puffin Place, Goose Road, and Whooping Crane Drive, all as depicted on the plat of *Bella Vita Phase 3*, recorded at Plat Book 198, Page 1, of the Public Records of Polk County, Florida

## SECTION V

## RESOLUTION 2025-11

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT RATIFYING AND CONFIRMING DESIGNATED PARKING AREAS WITHIN THE DISTRICT; 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**”) 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 February 26, 2025, at a duly noticed public meeting, the Board approved the removal of certain Designated Parking Areas (as defined in the District’s Parking Policy), 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 ratify the previously approved changes as shown in **Exhibit A**.

### **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 ratifies and confirms Designated Parking Areas (as defined in the District’s Parking Policy) 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 26TH DAY OF MARCH 2025.**

ATTEST:

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Amended Parking Policy Map



## SECTION VI

# SECTION C

*Item will be  
provided under  
separate cover.*



# SECTION D

# SECTION 1

# North Powerline Road

## Community Development District

### Summary of Check Register

January 1, 2025 to March 15, 2025

Bank	Date	Check No.'s	Amount
General Fund			
	1/3/25	832-841	\$ 14,988.82
	1/10/25	842-843	\$ 25,482.51
	1/24/25	844-859	\$ 1,239,335.97
	1/30/25	860-862	\$ 13,817.55
	2/6/25	863-865	\$ 9,479.44
	2/17/25	866-868	\$ 12,746.78
	2/28/25	869-873	\$ 14,484.42
	3/6/25	874-881	\$ 24,962.77
	3/13/25	882-885	\$ 20,293.56
			<u>\$ 1,375,591.82</u>
Supervisors February 2025			
	Alexis J Diaz	50000	\$ 184.70
	Mauricio Garcia	50001	\$ 184.70
	Bobbie J Henley	50002	\$ 184.70
	Lindsey E Roden	50003	\$ 184.70
	Jessica M Spencer	50004	\$ 184.70
			<u>\$ 923.50</u>
Total Amount			<u>\$ 1,376,515.32</u>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/03/25	00072	12/18/24	AD121820 202412 310-51300-11000 SUPERVISOR FEE 12/18/24	ALEXIS DIAZ	*	200.00	200.00 000832
1/03/25	00076	12/18/24	BH121820 202412 310-51300-11000 SUPERVISOR FEE 12/18/24	BOBBIE HENLEY	*	200.00	200.00 000833
1/03/25	00073	12/19/24	12192024 202411 330-57200-48900 HOLIDAY LIGHTS	FESTIVE GLOW	*	7,500.00	8,150.00 000834
		12/19/24	12192024 202411 320-53800-46200 PALM TREE CLEANUP		*	650.00	
1/03/25	00066	1/03/25	02012025 202501 300-15500-10000 DR PLAYGRND LEASE FEB 25	HEIDI BONNETT	*	3,048.12	3,048.12 000835
1/03/25	00075	12/18/24	JS121820 202412 310-51300-11000 SUPERVISOR FEE 12/18/24	JESSICA SPENCER	*	200.00	200.00 000836
1/03/25	00008	12/18/24	KC121820 202412 310-51300-11000 SUPERVISOR FEE 12/18/24	KEVIN CHINOY	*	200.00	200.00 000837
1/03/25	00009	12/18/24	LS121820 202412 310-51300-11000 SUPERVISOR FEE 12/18/24	LAUREN SCHWENK	*	200.00	200.00 000838
1/03/25	00074	12/18/24	LR121820 202412 310-51300-11000 SUPERVISOR FEE 12/18/24	LINDSEY RODEN	*	200.00	200.00 000839
1/03/25	00011	12/18/24	RH121820 202412 310-51300-11000 SUPERVISOR FEE 12/18/24	RENNIE HEATH	*	200.00	200.00 000840
1/03/25	00054	1/03/25	02012025 202501 300-15500-10000 PLAYGRND/FUR LEASE FEB 25	WHFS LLC	*	2,390.70	2,390.70 000841
1/10/25	00006	1/01/25	168 202501 310-51300-34000 MANAGEMENT FEES - JAN 25		*	3,750.00	
		1/01/25	168 202501 310-51300-35200 WEBSITE ADMIN - JAN 25		*	110.25	

NPRC NORTH POWER LI BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/01/25 168	202501 310-51300-35100		*	165.42	
			INFORMATION TECH - JAN 25				
		1/01/25 168	202501 310-51300-31300		*	750.00	
			DISSEMINATION - JAN 25				
		1/01/25 168	202501 330-57200-48300		*	1,250.00	
			AMENITY ACCESS - JAN 25				
		1/01/25 168	202501 310-51300-51000		*	2.65	
			OFFICE SUPPLIES				
		1/01/25 168	202501 310-51300-42000		*	10.64	
			POSTAGE				
		1/01/25 169	202501 320-53800-34000		*	1,666.67	
			FIELD MANAGEMENT - JAN 25				
		1/01/25 169	202501 310-51300-42500		*	59.62	
			PRINT SEP COVER 11/20/24				
		1/01/25 169	202501 310-51300-42500		*	8.96	
			PRINT SEP COVER 11/20/24				
			GOVERNMENTAL MANAGEMENT SERVICES-CF				7,774.21 000842
1/10/25 00065		1/06/25 1625	202501 300-20700-10300		*	17,708.30	
			11/20/24 TC DEPOSIT ERROR				
			JOE G. TEDDER , TAX COLLECTOR				17,708.30 000843
1/24/25 00043		1/16/25 6643-01-	202501 310-51300-31200		*	450.00	
			ARBITRAGE - SERIES 2020				
			AMTEC				450.00 000844
1/24/25 00049		1/01/25 INV-0354	202501 320-53800-47000		*	918.00	
			LAKE MAINTENANCE - JAN 25				
			DEANGELO CONTRACTING SERVICES LLC				918.00 000845
1/24/25 00014		12/31/24 022370	202412 310-51300-31100		*	470.00	
			ENGINEERING SVCS-DEC24				
			ABSOLUTE ENGINEERING INC				470.00 000846
1/24/25 00078		1/17/25 01172025	202501 310-51300-49100		*	1,500.00	
			BOUNDARY AMENDMENT FILING				
			CITY COMMISSION OF THE CITY OF				1,500.00 000847
1/24/25 00079		1/17/25 01172025	202501 310-51300-49100		*	1,500.00	
			BOUNDARY AMENDMENT FILING				
			CITY COMMISSION OF THE CITY OF				1,500.00 000848
1/24/25 00051		12/30/24 13951	202412 330-57200-48200		*	550.00	
			MONTHLY CLEANING - DEC24				
		12/30/24 13951	202412 330-57200-48200		*	250.00	
			TRASH COLLECT - DEC24				
			CSS CLEAN STAR SERVICES CENTRAL FL				800.00 000849
			NPRC NORTH POWER LI BOH				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/24/25	00006	11/30/24 167	202411 320-53800-48000	PAVEL FIX/SIGN/MONUMENT	*	1,637.48	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			1,637.48 000850
1/24/25	00032	1/13/25 11230	202412 310-51300-31500	ATTORNEY SVCS-DEC24	*	2,523.91	
				KILINSKI VAN WYK PLLC			2,523.91 000851
1/24/25	00044	1/15/25 FY240115	202501 300-20700-10200	FY24 TSFR TAX RCPTS-S2020	*	1,574.44	
				NORTH POWERLINE ROAD CDD C/O USBANK			1,574.44 000852
1/24/25	00044	1/15/25 FY240115	202501 300-20700-10200	FY24 TSFR TAX RCPTS-S2022	*	1,194.77	
				NORTH POWERLINE ROAD CDD C/O USBANK			1,194.77 000853
1/24/25	00044	1/15/25 FY250115	202501 300-20700-10200	FY25 TSFR TAX RCPTS-S2020	*	696,464.54	
				NORTH POWERLINE ROAD CDD C/O USBANK			696,464.54 000854
1/24/25	00044	1/15/25 FY250115	202501 300-20700-10200	FY25 TSFR TAX RCPTS-S2022	*	521,083.95	
				NORTH POWERLINE ROAD CDD C/O USBANK			521,083.95 000855
1/24/25	00077	1/17/25 01172025	202501 310-51300-49100	BOUNDARY AMENDMENT FILING	*	1,500.00	
				POLK COUNTY BOARD OF COUNTY			1,500.00 000856
1/24/25	00080	1/15/25 56	202501 310-51300-42000	REIMBURSE OF POSTAGE-FY25	*	318.46	
				POLK COUNTY TAX COLLECTOR			318.46 000857
1/24/25	00034	1/01/25 15880	202501 320-53800-46200	LANDSCAPE MAINT - JAN 25	*	3,820.42	
				PRINCE & SONS INC.			3,820.42 000858
1/24/25	00050	12/18/24 25838	202412 330-57200-49000	27 NEW FLOOR RETURNS	*	405.00	
		12/27/24 25857	202412 330-57200-48000	RPLCED BROKEN DEPTH MAKER	*	425.00	
		1/01/25 25885	202501 330-57200-48500	POOL MAINTENANCE - JAN 25	*	2,750.00	
				RESORT POOL SERVICES			3,580.00 000859
1/30/25	00032	11/17/24 10694	202410 310-51300-49100	BOUNDARY AMENDMENT #5 FEE	*	3,861.00	

NPRC NORTH POWER LI BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/07/24 11077	202411 310-51300-49100		*	2,094.50	
			BOUNDARY AMENDMENT #5 FEE				
				KILINSKI VAN WYK PLLC			5,955.50 000860
1/30/25 00034		1/01/25 15862	202501 320-53800-46200		*	5,835.84	
			DR4 LANDSCAPE MAINT-JAN24				
				PRINCE & SONS INC.			5,835.84 000861
1/30/25 00059		12/31/24 12002287	202412 330-57200-34500		*	2,026.21	
			SECURITY SERVICES DEC24				
				SECURITAS SECURITY SERVICES USA, INC			2,026.21 000862
2/06/25 00066		2/06/25 03012025	202502 300-15500-10000		*	3,048.11	
			DR PLAYGRND LEASE-MAR25				
				HEIDI BONNETT			3,048.11 000863
2/06/25 00048		1/24/25 7626047	202501 310-51300-32300		*	3,030.47	
			TRUSTEE FEES S2020 FY25				
		1/24/25 7626047	202501 300-15500-10000		*	1,010.16	
			TRUSTEE FEES S2020 FY26				
				US BANK			4,040.63 000864
2/06/25 00054		2/06/25 03012025	202502 300-15500-10000		*	2,390.70	
			PLAYGRND/FUR LEASE-MAR25				
				WHFS LLC			2,390.70 000865
2/17/25 00014		10/31/24 022320	202410 310-51300-31100		*	640.00	
			ENGINEERING SVCS-OCT24				
		1/31/25 022397	202501 310-51300-31100		*	362.50	
			ENGINEERING SVCS-JAN25				
				ABSOLUTE ENGINEERING INC			1,002.50 000866
2/17/25 00081		12/26/24 ONE(1)	202412 330-57200-49000		*	3,949.00	
			FIX CARP/RPLC PLASTER				
				DAVENPORT POST ASSOCIATES, INC.			3,949.00 000867
2/17/25 00006		2/01/25 172	202502 310-51300-34000		*	3,750.00	
			MANAGEMENT FEES-FEB25				
		2/01/25 172	202502 310-51300-35200		*	110.25	
			WEBSITE ADMIN-FEB25				
		2/01/25 172	202502 310-51300-35100		*	165.42	
			INFORMATION TECH-FEB25				
		2/01/25 172	202502 310-51300-31300		*	750.00	
			DISSEMINATION SVCS-FEB25				
		2/01/25 172	202502 330-57200-48300		*	1,250.00	
			AMENITY ACCESS-FEB25				

NPRC NORTH POWER LI BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		2/01/25 172	202502 310-51300-51000		*	.66	
		OFFICE SUPPLIES-FEB25					
		2/01/25 172	202502 310-51300-42000		*	102.28	
		POSTAGE-FEB25					
		2/01/25 173	202502 320-53800-34000		*	1,666.67	
		FIELD MANAGEMENT-FEB25					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			7,795.28 000868
2/28/25 00049		2/01/25 INV-0368	202502 320-53800-47000		*	918.00	
		LAKE MAINTENANCE-FEB25					
				DEANGELO CONTRACTING SERVICES LLC			918.00 000869
2/28/25 00051		1/28/25 14187	202501 330-57200-48200		*	800.00	
		CLEANING SVCS-JAN25					
				CSS CLEAN STAR SERVICES CENTRAL FL			800.00 000870
2/28/25 00053		1/25/25 63565130	202501 330-57200-48100		*	40.00	
		PEST CONTROL-JAN25					
		2/08/25 63806533	202502 330-57200-48100		*	40.00	
		PEST CONTROL - FEB 25					
				MASSEY SERVICES INC.			80.00 000871
2/28/25 00034		1/20/25 16107	202501 320-53800-47300		*	35.10	
		REPAIR 5 DRIP LINE BREAKS					
		1/21/25 16145	202501 320-53800-47300		*	160.69	
		REPLACE SPRAY HEADS&NOZZL					
		2/01/25 16240	202502 320-53800-46200		*	5,835.84	
		DR4 LANDSCAPE MAINT-FEB25					
		2/01/25 16257	202502 320-53800-46200		*	3,820.42	
		HC LANDSCAPE MAINT-FEB25					
		2/08/25 16408	202502 320-53800-47300		*	84.37	
		FIX DRIP LINE/RMVE TRASH					
				PRINCE & SONS INC.			9,936.42 000872
2/28/25 00050		2/01/25 26240	202502 330-57200-48500		*	2,750.00	
		POOL MAINTENANCE-FEB25					
				RESORT POOL SERVICES			2,750.00 000873
3/06/25 00051		2/27/25 14414	202502 330-57200-48200		*	900.00	
		CLEANING SVCS-FEB25					
				CSS CLEAN STAR SERVICES CENTRAL FL			900.00 000874
3/06/25 00060		2/19/25 21507	202502 330-57200-48000		*	225.00	
		ACCESS/CAMERA LABOR REMOT					
				CURRENT DEMANDS ELECTRICAL			225.00 000875

NPRC NORTH POWER LI BOH



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/06/25	00066	3/06/25 03062025	202503 300-15500-10000	DR PLAYGRND LEASE-APR25	*	3,048.12	
				HEIDI BONNETT			3,048.12 000876
3/06/25	00044	3/06/25 03062025	202503 300-20700-10200	DEBT SVC TSFR-SERIES 2020	*	3,904.85	
		3/06/25 03062025	202503 300-20700-10200	DEBT SVC TSFR-SERIES 2022	*	2,921.54	
				NORTH POWERLINE ROAD CDD C/O USBANK			6,826.39 000877
3/06/25	00082	2/21/25 2025-DRM	202502 320-53800-49000	MILTON VINYL FENCE REPAIR	*	7,700.00	
				PINEAPPLE SERVICES LLC			7,700.00 000878
3/06/25	00034	2/14/25 16459	202502 320-53800-46300	HORTICULTURE-WEEDED/SPRAY	*	330.00	
		2/14/25 16461	202502 320-53800-46300	MULCH AT MAILBOX AREA	*	660.00	
		2/19/25 16504	202502 320-53800-47300	FIX LATERAL BREAKS/FUNNY	*	132.56	
				PRINCE & SONS INC.			1,122.56 000879
3/06/25	00050	3/01/25 26572	202503 330-57200-48500	POOL MAINTENANCE-MAR25	*	2,750.00	
				RESORT POOL SERVICES			2,750.00 000880
3/06/25	00054	3/06/25 03062025	202503 300-15500-10000	PLAYGRND/FUR LEASE-APR25	*	2,390.70	
				WHFS LLC			2,390.70 000881
3/13/25	00006	3/01/25 174	202503 310-51300-34000	MANAGEMENT FEES-MAR25	*	3,750.00	
		3/01/25 174	202503 310-51300-35200	WEBSITE ADMIN-MAR25	*	110.25	
		3/01/25 174	202503 310-51300-35100	INFORMATION TECH-MAR25	*	165.42	
		3/01/25 174	202503 310-51300-31300	DISSEMINATION SVCS-MAR25	*	750.00	
		3/01/25 174	202503 330-57200-48300	AMENITY ACCESS-MAR25	*	1,250.00	
		3/01/25 174	202503 310-51300-51000	OFFICE SUPPLIES-MAR25	*	3.07	
		3/01/25 174	202503 310-51300-42000	POSTAGE-MAR25	*	140.62	
		3/01/25 174	202503 310-51300-42500	COPIES-MAR25	*	17.85	

NPRC NORTH POWER LI BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		3/01/25 175	202503 320-53800-34000		*	1,666.67	
		FIELD MANAGEMENT-MAR25					
		3/01/25 175	202503 310-51300-42500		*	34.34	
		PRINT SEP COVERS-12.18.24					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			7,888.22 000882
3/13/25 00032	1/13/25 11231	202412 310-51300-49100			*	927.00	
		BOUNDARY AMENDMENT #5 FEE					
				KILINSKI VAN WYK PLLC			927.00 000883
3/13/25 00034	3/01/25 16652	202503 320-53800-46200			*	5,835.84	
		DR LANDSCAPE MAINT-MAR25					
	3/01/25 16670	202503 320-53800-46200			*	3,820.42	
		HC LANDSCAPE MAINT-MAR25					
				PRINCE & SONS INC.			9,656.26 000884
3/13/25 00059	2/28/25 12077956	202502 330-57200-34500			*	1,822.08	
		SECURITY SVCS-FEB25					
				SECURITAS SECURITY SERVICES USA,INC			1,822.08 000885
TOTAL FOR BANK A						1,375,591.82	
TOTAL FOR REGISTER						1,375,591.82	

## SECTION 2

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

***Unaudited Financial Reporting***  
***February 28, 2025***



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# North Powerline Road

## Community Development District

### Combined Balance Sheet

February 28, 2025

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Total Governmental Funds
<b>Assets:</b>					
Operating Account	\$ 903,453	\$ -	\$ -	\$ -	\$ 903,453
Capital Projects Account	\$ -	\$ -	\$ -	\$ 37	\$ 37
<u>Investments:</u>					
Capital Reserve - Money Market	\$ -	\$ 154,741	\$ -	\$ -	\$ 154,741
<u>Series 2020</u>					
Reserve	\$ -	\$ -	\$ 355,933	\$ -	\$ 355,933
Revenue	\$ -	\$ -	\$ 790,610	\$ -	\$ 790,610
Prepayment	\$ -	\$ -	\$ 299	\$ -	\$ 299
<u>Series 2022</u>					
Reserve	\$ -	\$ -	\$ 265,234	\$ -	\$ 265,234
Revenue	\$ -	\$ -	\$ 646,438	\$ -	\$ 646,438
Due from Developer	\$ 364	\$ -	\$ -	\$ -	\$ 364
Due from General Fund	\$ -	\$ -	\$ 6,826	\$ -	\$ 6,826
Prepaid Expenses	\$ 5,439	\$ -	\$ -	\$ -	\$ 5,439
<b>Total Assets</b>	<b>\$ 909,257</b>	<b>\$ 154,741</b>	<b>\$ 2,065,340</b>	<b>\$ 37</b>	<b>\$ 3,129,375</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 12,697	\$ -	\$ -	\$ -	\$ 12,697
Due to Debt Service	\$ 6,826	\$ -	\$ -	\$ -	\$ 6,826
Retainage Payable	\$ -	\$ -	\$ -	\$ 256,053	\$ 256,053
<b>Total Liabilities</b>	<b>\$ 19,523</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 256,053</b>	<b>\$ 275,576</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ 5,439	\$ -	\$ -	\$ -	\$ 5,439
Restricted for:					
Debt Service - Series 2020	\$ -	\$ -	\$ 1,150,746	\$ -	\$ 1,150,746
Debt Service - Series 2022	\$ -	\$ -	\$ 914,593	\$ -	\$ 914,593
Capital Projects - Series 2020	\$ -	\$ -	\$ -	\$ 37	\$ 37
Capital Projects - Series 2022	\$ -	\$ -	\$ -	\$ (256,053)	\$ (256,053)
Assigned for:					
Capital Reserves	\$ -	\$ 154,741	\$ -	\$ -	\$ 154,741
Unassigned	\$ 884,295	\$ -	\$ -	\$ -	\$ 884,295
<b>Total Fund Balances</b>	<b>\$ 889,734</b>	<b>\$ 154,741</b>	<b>\$ 2,065,340</b>	<b>\$ (256,016)</b>	<b>\$ 2,853,798</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 909,257</b>	<b>\$ 154,741</b>	<b>\$ 2,065,340</b>	<b>\$ 37</b>	<b>\$ 3,129,375</b>

# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b><u>Revenues:</u></b>				
Assessments - Tax Roll	\$ 771,872	\$ 758,710	\$ 758,710	\$ -
Assessments - Direct Bill	\$ 115,155	\$ 57,578	\$ 57,578	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 6,883	\$ 6,883
Interest	\$ -	\$ -	\$ 40	\$ 40
Miscellaneous	\$ -	\$ -	\$ 60	\$ 60
<b>Total Revenues</b>	<b>\$ 887,027</b>	<b>\$ 816,287</b>	<b>\$ 823,270</b>	<b>\$ 6,982</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,000	\$ 3,000
Engineering	\$ 17,500	\$ 7,292	\$ 1,473	\$ 5,819
Attorney	\$ 30,000	\$ 12,500	\$ 5,463	\$ 7,037
Annual Audit	\$ 5,600	\$ -	\$ -	\$ -
Assessment Administration	\$ 8,500	\$ 8,500	\$ 8,500	\$ -
Arbitrage	\$ 2,250	\$ 450	\$ 450	\$ -
Dissemination	\$ 9,000	\$ 3,750	\$ 3,750	\$ -
Trustee Fees	\$ 20,205	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 45,000	\$ 18,750	\$ 18,750	\$ -
Information Technology	\$ 1,985	\$ 827	\$ 827	\$ (0)
Website Maintenance	\$ 1,323	\$ 551	\$ 551	\$ -
Postage & Delivery	\$ 1,000	\$ 417	\$ 560	\$ (143)
Insurance	\$ 8,840	\$ 8,840	\$ 6,631	\$ 2,209
Copies	\$ 500	\$ 208	\$ 70	\$ 138
Legal Advertising	\$ 10,000	\$ 4,167	\$ 1,019	\$ 3,148
Other Current Charges	\$ 2,500	\$ 1,042	\$ 212	\$ 829
Boundary Amendment Expenses	\$ -	\$ -	\$ 11,383	\$ (11,383)
Office Supplies	\$ 250	\$ 104	\$ 7	\$ 97
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 176,627</b>	<b>\$ 76,613</b>	<b>\$ 65,862</b>	<b>\$ 10,751</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 27,500	\$ 27,500	\$ 21,530	\$ 5,970
Field Management	\$ 20,000	\$ 8,333	\$ 8,333	\$ -
Landscape Maintenance	\$ 160,000	\$ 66,667	\$ 49,371	\$ 17,295
Landscape Replacement	\$ 25,000	\$ 10,417	\$ 990	\$ 9,427
Lake Maintenance	\$ 15,204	\$ 6,335	\$ 6,445	\$ (110)
Fountain Maintenance	\$ 1,800	\$ 750	\$ -	\$ 750
Streetlights	\$ 112,000	\$ 46,667	\$ 65,030	\$ (18,364)
Electric	\$ 9,000	\$ 3,750	\$ 1,426	\$ 2,324
Water & Sewer	\$ 2,400	\$ 1,000	\$ 69	\$ 931
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 5,000	\$ 2,083	\$ 911	\$ 1,173
General Repairs & Maintenance	\$ 20,000	\$ 8,333	\$ 2,037	\$ 6,296
Contingency	\$ 7,500	\$ 3,125	\$ 7,700	\$ (4,575)
<b>Subtotal Field Expenditures</b>	<b>\$ 407,904</b>	<b>\$ 186,002</b>	<b>\$ 163,842</b>	<b>\$ 22,159</b>

# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 18,000	\$ 7,500	\$ 4,224	\$ 3,276
Amenity - Water	\$ 4,000	\$ 1,667	\$ 1,350	\$ 316
Playground Lease	\$ 53,688	\$ 22,370	\$ 27,194	\$ (4,824)
Internet	\$ 2,000	\$ 833	\$ 677	\$ 156
Pest Control	\$ 648	\$ 270	\$ 200	\$ 70
Janitorial Services	\$ 14,060	\$ 5,858	\$ 4,422	\$ 1,436
Security Services	\$ 34,000	\$ 14,167	\$ 8,249	\$ 5,918
Pool Maintenance	\$ 33,300	\$ 13,875	\$ 14,200	\$ (325)
Amenity Access Management	\$ 15,000	\$ 6,250	\$ 6,250	\$ -
Amenity Repairs & Maintenance	\$ 12,500	\$ 5,208	\$ 4,176	\$ 1,032
Hog Trap	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Holiday Decorations	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Contingency	\$ 7,500	\$ 3,125	\$ 4,354	\$ (1,229)
<b>Subtotal Amenity Expenditures</b>	<b>\$ 207,196</b>	<b>\$ 90,707</b>	<b>\$ 82,796</b>	<b>\$ 7,911</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 615,100</b>	<b>\$ 276,709</b>	<b>\$ 246,638</b>	<b>\$ 30,070</b>
<b>Total Expenditures</b>	<b>\$ 791,727</b>	<b>\$ 353,321</b>	<b>\$ 312,500</b>	<b>\$ 40,821</b>
<b><i>Other Financing Uses</i></b>				
Transfer Out - Capital Reserves	\$ 95,300	\$ -	\$ -	\$ -
<b>Total Other Financing Uses</b>	<b>\$ 95,300</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures &amp; Other Financing Uses</b>	<b>\$ 887,027</b>	<b>\$ 353,321</b>	<b>\$ 312,500</b>	<b>\$ 40,821</b>
<b>Net Change in Fund Balance</b>	<b>\$ (0)</b>	<b>\$ 510,769</b>		
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ 378,964</b>		
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>	<b>\$ 889,734</b>		



# North Powerline Road

## Community Development District

### Capital Reserve Fund

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

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Revenues</b>				
Interest	\$ 2,000	\$ 2,000	\$ 2,525	\$ 525
<b>Total Revenues</b>	<b>\$ 2,000</b>	<b>\$ 2,000</b>	<b>\$ 2,525</b>	<b>\$ 525</b>
<b>Expenditures:</b>				
Chair Lift Replacement	\$ 10,500	\$ -	\$ -	\$ -
Fountain Replacement	\$ 13,500	\$ -	\$ -	\$ -
Playground Fence	\$ 10,000	\$ -	\$ -	\$ -
Contingency	\$ 1,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (33,000)</b>		<b>\$ 2,525</b>	
<b>Other Financing Sources</b>				
Transfer In - General Fund	\$ 95,300	\$ -	\$ -	\$ -
<b>Total Other Financing Sources</b>	<b>\$ 95,300</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 62,300</b>		<b>\$ 2,525</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 92,623</b>		<b>\$ 152,216</b>	
<b>Fund Balance - Ending</b>	<b>\$ 154,923</b>		<b>\$ 154,741</b>	

# North Powerline Road

## Community Development District

### Debt Service Fund Series 2020

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

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 712,525	\$ 700,369	\$ 700,369	\$ -
Interest	\$ 8,000	\$ 8,000	\$ 10,023	\$ 2,023
<b>Total Revenues</b>	<b>\$ 720,525</b>	<b>\$ 708,369</b>	<b>\$ 710,393</b>	<b>\$ 2,023</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 222,391	\$ 222,391	\$ 222,391	\$ -
Principal - 5/1	\$ 270,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 222,391	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 714,781</b>	<b>\$ 222,391</b>	<b>\$ 222,391</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,743</b>		<b>\$ 488,002</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 305,857</b>		<b>\$ 662,744</b>	
<b>Fund Balance - Ending</b>	<b>\$ 311,600</b>		<b>\$ 1,150,746</b>	

# North Powerline Road

## Community Development District

### Debt Service Fund Series 2022

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

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 533,100	\$ 524,005	\$ 524,005	\$ -
Interest	\$ 30,000	\$ 8,816	\$ 8,816	\$ -
<b>Total Revenues</b>	<b>\$ 563,100</b>	<b>\$ 532,821</b>	<b>\$ 532,821</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 206,778	\$ 206,778	\$ 206,778	\$ -
Principal - 5/1	\$ 115,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 206,778	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 528,556</b>	<b>\$ 206,778</b>	<b>\$ 206,778</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 34,544</b>		<b>\$ 326,043</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 34,544</b>		<b>\$ 326,043</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 426,912</b>		<b>\$ 588,550</b>	
<b>Fund Balance - Ending</b>	<b>\$ 461,455</b>		<b>\$ 914,593</b>	

# North Powerline Road

## Community Development District

### Capital Projects Fund Series 2020

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

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 2	\$ 2
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2</b>	<b>\$ 2</b>
<b>Expenditures:</b>				
Capital Outlay - Phase 1	\$ -	\$ -	\$ 33	\$ (33)
Capital Outlay - Phase 2	\$ -	\$ -	\$ 422	\$ (422)
Admin Contingency	\$ -	\$ -	\$ 258	\$ (258)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 713</b>	<b>\$ (713)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (711)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (711)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 748</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37</b>	

# North Powerline Road

## Community Development District

### Capital Projects Fund Series 2022

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

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 1,272	\$ 1,272
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,272</b>	<b>\$ 1,272</b>
<b>Expenditures:</b>				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 135,598	\$ (135,598)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 132,734	\$ (132,734)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 268,332</b>	<b>\$ (268,332)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (267,060)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (267,060)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,007</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (256,053)</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 23,530	\$ 725,252	\$ 5,697	\$ 4,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 758,710
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ 57,578	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,578
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ 6,883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,883
Interest	\$ 3	\$ 2	\$ 10	\$ 17	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40
Miscellaneous	\$ -	\$ -	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60
<b>Total Revenues</b>	<b>\$ 3</b>	<b>\$ 23,533</b>	<b>\$ 725,322</b>	<b>\$ 70,174</b>	<b>\$ 4,237</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 823,270</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
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	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Trustee Fees	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,750
Information Technology	\$ 165	\$ 165	\$ 165	\$ 165	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 827
Website Maintenance	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 551
Postage & Delivery	\$ 50	\$ 11	\$ 67	\$ 329	\$ 102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 560
Insurance	\$ 6,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,631
Printing & Binding	\$ 2	\$ -	\$ -	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70
Legal Advertising	\$ -	\$ 1,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,019
Other Current Charges	\$ 41	\$ 44	\$ 42	\$ 41	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 212
Boundary Amendment Expenses	\$ 3,861	\$ 2,095	\$ 927	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,383
Office Supplies	\$ 1	\$ -	\$ 3	\$ 3	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 25,314</b>	<b>\$ 10,846</b>	<b>\$ 10,208</b>	<b>\$ 14,570</b>	<b>\$ 4,924</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 65,862</b>
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 21,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,530
Field Management	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,333
Landscape Maintenance	\$ 9,656	\$ 10,746	\$ 9,656	\$ 9,656	\$ 9,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,371
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 990
Lake Maintenance	\$ 2,773	\$ 918	\$ 918	\$ 918	\$ 918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,445
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 13,074	\$ 13,074	\$ 13,074	\$ 13,074	\$ 12,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,030
Electric	\$ 415	\$ 132	\$ 229	\$ 325	\$ 324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,426
Water & Sewer	\$ 17	\$ 17	\$ 17	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 89	\$ 214	\$ 195	\$ 196	\$ 217	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 911
General Repairs & Maintenance	\$ 400	\$ 1,637	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,037
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 7,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,700
<b>Subtotal Field Expenditures</b>	<b>\$ 49,621</b>	<b>\$ 28,405</b>	<b>\$ 25,756</b>	<b>\$ 25,853</b>	<b>\$ 34,206</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 163,842</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 1,681	\$ -	\$ 990	\$ 898	\$ 655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,224
Amenity - Water	\$ 218	\$ 200	\$ 229	\$ 260	\$ 444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,350
Playground Lease	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,194
Internet	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	677
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
Janitorial Services	\$ 800	\$ 1,122	\$ 800	\$ 800	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,422
Security Services	\$ 1,824	\$ 2,576	\$ 2,026	\$ -	\$ 1,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,249
Pool Maintenance	\$ 3,200	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,200
Amenity Access Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,250
Amenity Repairs & Maintenance	\$ 3,526	\$ -	\$ 425	\$ -	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,176
Hog Trap	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Holiday Decorations	\$ -	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,500
Contingency	\$ -	\$ -	\$ 4,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,354
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal Amenity Expenditures</b>	<b>\$ 18,113</b>	<b>\$ 21,013</b>	<b>\$ 18,438</b>	<b>\$ 11,572</b>	<b>\$ 13,660</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>82,796</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 67,734</b>	<b>\$ 49,418</b>	<b>\$ 44,194</b>	<b>\$ 37,425</b>	<b>\$ 47,866</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>246,638</b>
<b>Total Expenditures</b>	<b>\$ 93,049</b>	<b>\$ 60,264</b>	<b>\$ 54,403</b>	<b>\$ 51,995</b>	<b>\$ 52,790</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>312,500</b>
<b>Other Financing Uses</b>													
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Total Expenditures &amp; Other Financing Uses</b>	<b>\$ 93,049</b>	<b>\$ 60,264</b>	<b>\$ 54,403</b>	<b>\$ 51,995</b>	<b>\$ 52,790</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>312,500</b>
<b>Net Change in Fund Balance</b>	<b>\$ (93,046)</b>	<b>\$ (36,731)</b>	<b>\$ 670,920</b>	<b>\$ 18,179</b>	<b>\$ (48,552)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>510,769</b>

# North Powerline Road

## Community Development District

### Long Term Debt Report

Series 2020, Special Assessment Revenue Bonds		
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$355,933	
Reserve Fund Balance	\$355,933	
Bonds Outstanding - 12/14/20		\$12,685,000
Less: Principal Payment - 05/01/22		(\$250,000)
Less: Special Call - 05/01/22		(\$20,000)
Less: Special Call - 11/01/22		(\$5,000)
Less: Principal Payment - 05/01/23		(\$255,000)
Less: Principal Payment - 05/01/24		(\$260,000)
<b>Current Bonds Outstanding</b>		<b>\$11,895,000</b>

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)
<b>Current Bonds Outstanding</b>		<b>\$7,460,000</b>



## 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%
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Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	General Fund	ries 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
02/03/25	10/01-12/31/24	\$0.00	\$0.00	\$0.00	\$3,081.02	\$0.00	\$3,081.02	\$1,178.77	\$1,088.13	\$814.12	\$3,081.02
02/10/25	01/01-01/31/25	\$10,910.15	(\$2,772.21)	(\$162.76)	\$0.00	\$0.00	\$7,975.18	\$3,051.23	\$2,816.61	\$2,107.34	\$7,975.18
TOTAL		\$ 2,129,847.12	\$ (87,299.05)	\$ (40,850.96)	\$ 3,081.02	\$ (21,693.57)	\$ 1,983,084.56	\$ 758,709.68	\$ 700,369.39	\$ 524,005.49	\$ 1,983,084.56

98%	Net Percent Collected
<b>\$ 34,417.39</b>	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	\$ -			
			<b>\$ 115,155.01</b>	<b>57,577.51</b>			