

*North Powerline Road
Community Development District*

Meeting Agenda

June 25, 2025

AGENDA

North Powerline Road Community Development District

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

June 18, 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, June 25, 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 each)
3. Approval of Minutes of the April 23, 2025 Board of Supervisors Meeting
4. Discussion Regarding Parking on Friendly Confines Loop
5. Discussion Regarding Performance of Current Security Vendor and Review of Alternative Options
 - A. Current Demands
 - B. Nation Security
6. Ratification of Notice of Boundary Amendment
7. Presentation of Arbitrage Rebate Report for Series 2022 Project Bonds from AMTEC
8. Staff Reports
 - A. Attorney
 - i. Discussion Regarding Updated Language for Age Restriction on Playground Equipment in Relation to Amenity Policies
 - 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
 - iii. Presentation of Number of Registered Voters—816
9. Other Business
10. Supervisors Requests and Audience Comments
11. 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, April 23, 2025**, at 10:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Henley	Chairperson
Alexis Diaz	Vice Chairperson
Jessica Spencer	Assistant Secretary
Lindsey Roden	Assistant Secretary
Mauricio Gatica	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Meredith Hammock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS

The following is a summary of the discussions and actions taken at the April 23, 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 10:00 a.m. and called the roll. Five Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated there were no public comments.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 26, 2025 Board of Supervisors Meeting

Ms. Burns presented the minutes of the March 26, 2025, Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Minutes of the March 26, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-12 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 23, 2025), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments

Ms. Burns stated this kicks off the budget process and sets the cap amount notice. The budget will need to be sent to the county at least 60 days prior to the public hearing date. Today a preliminary budget will be approved and a cap notice amount will be set. Line items can be adjusted within the budget up to that amount until the time the budget is adopted. She reviewed the proposed budget. Property insurance will increase by approximately 12-15%. There are increases to the landscape maintenance and landscape improvement to account for additional areas that will be coming online. The budget is proposing an increase of \$202.62 annually per household. A mailed notice will be sent to homeowners notifying them of the public hearing date which is July 23, 2025 at 10:00 a.m. at the Prime HOA office.

On MOTION by Ms. Roden, seconded by Mr. Diaz, with all in favor, Resolution 2025-12 Approving the Proposed Fiscal Year 202/2026 Budget, Declaring Special Assessments, and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments on July 23, 2025 at 10:00 a.m., was approved.

FIFTH ORDER OF BUSINESS

Discussion Regarding Amending Playground Policies for the District (requested by Supervisor Diaz)

Mr. Diaz spoke about kids and moms at the playground and people sitting on the slide with drugs, etc. He would like to age restrict the playground. Mr. Tindall asked if there is any way to regulate active use of the playground, actively using and no loitering. Mr. Van Wyk will review language and put together a policy.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-13
Expanding Parking Policies**

Ms. Burns stated this was directed at the last meeting. The Board discussed adding Phase 2 to the existing parking policy. There were no changes. The signs have started to go in but enforcement hasn't started yet. Once there is confirmation that all areas are complete, a mailed notice will be sent to the Phase 2 residents only notifying them of a start date for that policy.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2025-13 Expanding Parking Policies, was approved.

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

Mr. Van Wyk stated the boundary amendment was approved by the city. They will be going to the county for that soon. He reminded the Board of the 4- hours of ethics training.

B. Engineer

Ms. Burns stated the engineer is not on the line today.

C. Field Manager's Report *(to be provided under separate cover)***i. Consideration of Proposal for Hydro Lift *(to be provided under separate cover)***

Mr. Tindall reviewed the Field Manager's Report.

Mr. Tindall presented proposals for a hydro lift. He will double check the warranty. The pool will be closed for a few days for the plumbing portion.

On MOTION by Mr. Diaz, seconded by Ms. Roden, with all in favor, the Proposal from Resort Pools for Hydro Lift, was approved.

He discussed hog activity and trapping. There is no guarantee hog trapping will resolve the issue. It would be roughly \$2,400 to get the vendor rolling for a month. There is a set up and take down charge of \$365 and the monthly is \$1,650. It is possible they have gone up a few percent. If the Board is interested in pushing this forward, they could authorize them for a month with a NTE \$2,500 and see how it does by the next meeting.

On MOTION by Mr. Diaz, seconded by Ms. Spencer, with all in favor, Hog Trapping, was approved.

He stated the new road expansion is moving along and still waiting for a wall to go in. He suspects they would want to start landscaping services. There should be money leftover as they previously forecast some for Phase 3. It would be about \$24K annually for service.

On MOTION by Mr. Diaz, seconded by Ms. Spencer, with all in favor, the Landscaping at New Road Expansion, was approved.

He will coordinate with the landscaper on the best time to start that.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register for \$580,899.85 for Board approval. The largest portion \$560K was a transfer to revenue interest. She offered to answer any questions.

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 stated the financial statements for March are included in the package for review. She offered to answer any questions on those. No action is necessary from the Board.

EIGHTH ORDER OF BUSINESS

Other Business

Ms. Burns asked for any other business. There being no comments, the next item followed.

NINTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

Mr. Diaz spoke about speeding with speed bumps and cameras being too expensive. He noted the school recruits' officers personally so they don't get called out to calls. Ms. Burns stated you can hire off duty enforcement. Mr. Diaz suggested doing that for mornings and afternoons when kids come and go from the bus. Ms. Burns stated it's usually about \$60 an hour and a 4-hour minimum. Eight hours a week would cost approximately \$25K a year. She asked for direction on how many days to schedule. Mr. Diaz stated twice a week.

Audience Comments:

Amy Figadore (1661 Phase 2) – Asked since they are having the road put in the back, asked if there will be 2-3 speed bumps for vehicles cutting through and speeding. She noted some of the maintenance has not been met including palm trees on the pool, safety chair for handicap, a road sign missing for over a year between Berry Lane and Bass Catcher. She asked when the sign will be replaced and who is in charge of it. Mr. Tindall noted the stop sign will be reinstalled today. He will review the palm trees. Ms. Burns noted the Board discussed speed bumps previously and decided against them based on cost. The CDD doesn't have the plans for that roadway as they are not constructing it.

Alex – Spoke about taking the speeding issue seriously, making it a line item. Christmas lights are not worth the budget. Option to self- decorate or pick another vendor. Concerns with pool & playground with pedophiles. Pool is too small and security at the pool is a joke. Suggested gating the community over other things they are doing. Ms. Burns stated the roadways are public so access can't be restricted. Two more phases are contemplated. The developer hasn't relayed plans for amenities to the CDD. The reserves is a capital reserve and contemplated for long term things so there won't be big increases. She noted to report instances at the pool and security footage can be reviewed. It is up to the Board if they want to remove holiday lights, it's \$14 a household. Concerns about pedophiles is a police matter, the Board doesn't have any control over criminal matters.

Alex Diaz (CDD Board) - He stated if there is an incident at the pool, call the police officer and send a message to the CDD so they can look at security cameras. Just saying it and not doing anything about it, nothing is going to change. Ms. Burns noted there is a trespass order with the police department.

Justin – Noted a lot of things that are brought up, it keeps going back to “we can’t control this, we can’t control that, you have to reach out to this person or that person” so why are they constantly seeing their fees go up if they have to go through 80 different people and not the CDD? Also is the Board thinking about how the fee increases will affect people living in the homes? Ms. Spencer stated Board members want what is in the best interest of the residents. Ms. Burns stated neither the CDD or HOA have traffic enforcement or police powers. Mr. Tindall stated if residents could focus on reporting the things the CDD does have jurisdiction over to us then they will make every effort to get those resolved ASAP. Street signs, ponds, maintenance let the CDD know. Ms. Burns encouraged residents to call their office anytime or email her or Marshall to report anything. All of their information is on the Districts website. Mr. Diaz stated on budgeting & things that go up there are public hearings before approved and encouraged everyone to show up for those public hearings.

TENTH ORDER OF BUSINESS**Adjournment**

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

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

Secretary / Assistant Secretary

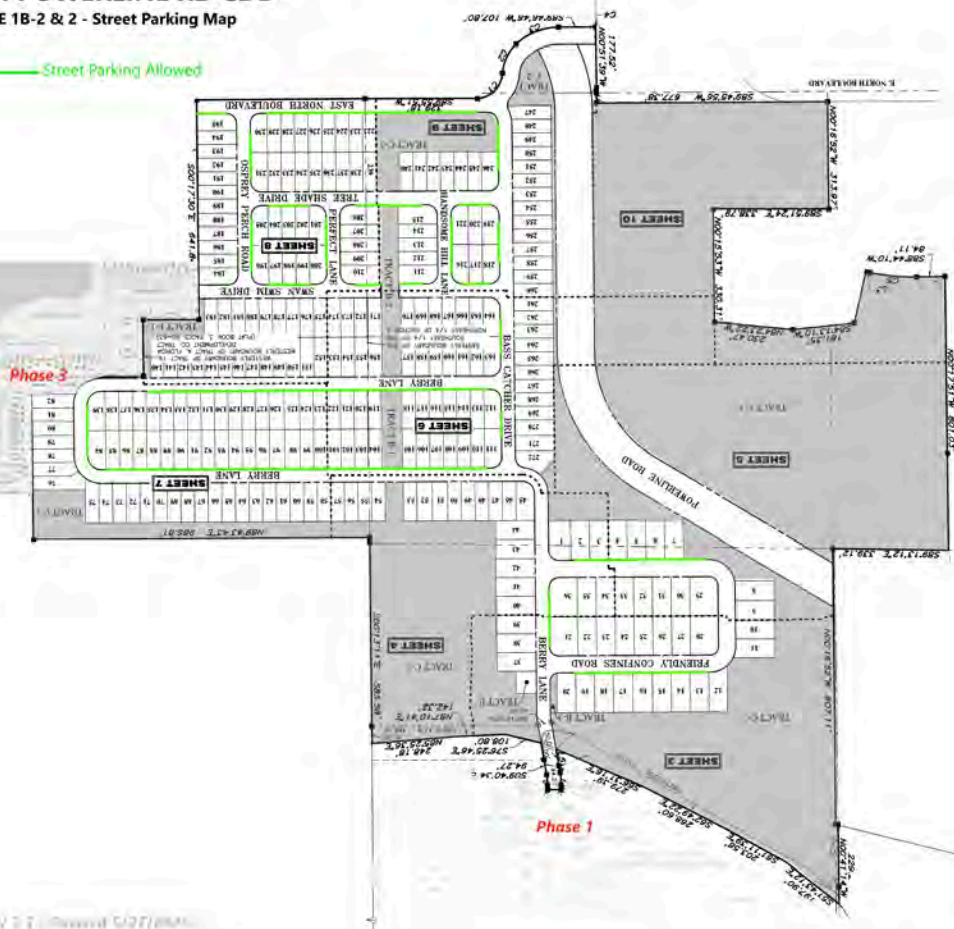
Chairman / Vice Chairman

SECTION IV

NORTH POWERLINE RD CDD

PHASE 1B-2 & 2 - Street Parking Map

Street Parking Allowed



SECTION VI

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

Roy Van Wyk, Esq.
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301

**NOTICE OF BOUNDARY AMENDMENT OF THE
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on May 6, 2025, the Polk County Board of County Commissioners (“County”) adopted Ordinance No. 2025-26, effective May 8, 2025, amending the boundaries of the North Powerline Road Community Development District (“District”). The legal description of the lands encompassed within the District, after amendment, is attached hereto as **Exhibit A**. The North Powerline Road Community Development District was established by the County’s Ordinance No. 18-036, which became effective on June 5, 2018. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District’s registered agent as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*.

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

IN WITNESS WHEREOF, this Notice has been executed on this 9th day of June 2025, and recorded in the Official Records of Polk County, Florida.

[Signature page follows.]

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Lindsey Roden
Witness

Lindsey Roden

Print Name

Address: 346 East Central Avenue
Winter Haven, Florida 33880

Bobbie Henley
Bobbie Henley, Chairperson

Alan Roden
Witness

Alan Roden

Print Name

Address: 346 East Central Avenue
Winter Haven, Florida 33880

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization this 9th day of June 2025, by Bobbie Henley, as Chairperson of the Board of Supervisors of the North Powerline Road Community Development District.

Lindsey E Roden

(Official Notary Signature)

Name: Lindsey E Roden

Personally Known X

OR Produced Identification _____

Type of Identification _____

[notary seal]

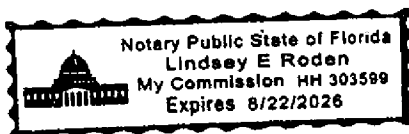


EXHIBIT A- LEGAL DESCRIPTION

Composite Exhibit 5
Amended District Sketch &
Composite Metes & Bounds Legal Description
Sections 34 & 35, Township 26 South, Range 27 East
Sections 2, 3, 10 & 15, Township 27 South
Range 27 East
Polk County, Florida

Surveyor's Notes:

- 1.) Paper copies of this sketch are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for Amended "A" sketch is based on a Florida West State Plane grid bearing of S 00°04'32" E for the East Boundary of the Northwest 1/4 of Section 15-27S-27E.
- 3.) The bearing structure for Amended "B" sketch is based on a Florida West State Plane grid bearing of S 89°36'22" W for the North Boundary of the Northeast 1/4 of Section 15-27S-27E.
- 4.) The bearing structure for Amended "C" sketch is based on a Florida West State Plane grid bearing of S 89°36'22" W for the North Boundary of the Northeast 1/4 of Section 15-27S-27E.
- 5.) The bearing structure for Amended "D" sketch is based on a Florida West State Plane grid bearing of S 89°36'22" W for the South Boundary of the Southeast 1/4 of Section 10-27S-27E.
- 6.) The bearing structure for Amended "E" sketch is based on a Florida West State Plane grid bearing of S 89°40'53" W for the North Boundary of the Southeast 1/4 of Section 10-27S-27E.
- 7.) The bearing structure for Amended "F" sketch is based on a Florida West State Plane grid bearing of S 89°40'53" W for the South Boundary of the Northeast 1/4 of Section 10-27S-27E.
- 8.) The bearing structure for Amended "G" sketch is based on a Florida West State Plane grid bearing of N 00°12'06" W for the West Boundary of the Southwest 1/4 of Section 2-27S-27E.
- 9.) The bearing structure for Amended "H" sketch is based on a Florida West State Plane grid bearing of S 00°13'11" E for the East Boundary of the Northeast 1/4 of Section 3-27S-27E.
- 10.) THIS IS NOT A BOUNDARY SURVEY.

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

Drafted By: C. Evans
Date Drafted: 10/28/24

Approved By: S. Brown
Date Approved: 10/30/24

Last Field Date: 03/12/24
Field Book/Page: 23-27/28

Project No.: 240176
Prior No.: N/A

Drawing Name: 240176_SK5
Revision Date: N/A

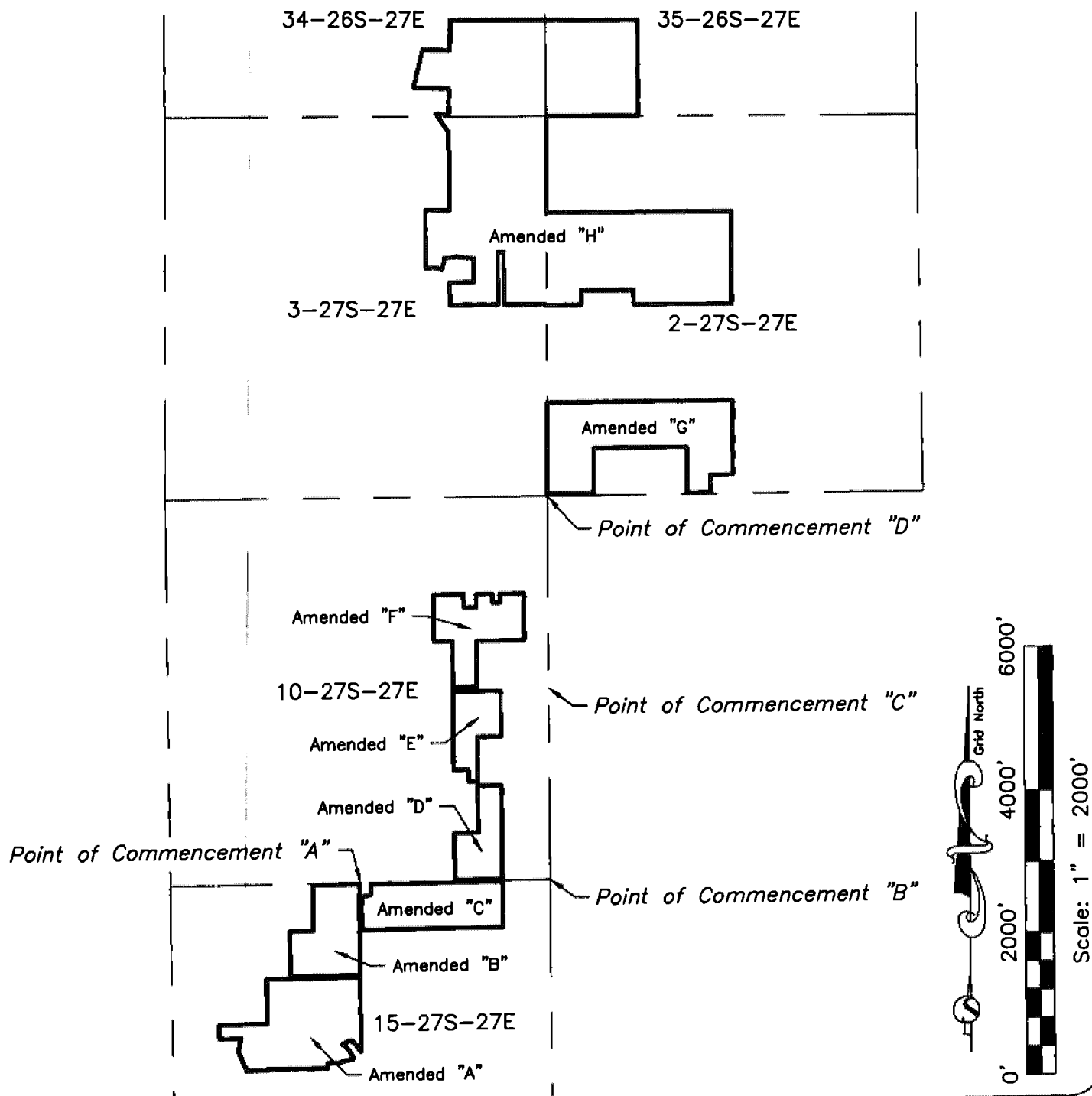
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SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

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

Composite Exhibit 5
Amended District Sketch &
Composite Metes & Bounds Legal Description
Sections 34 & 35, Township 26 South, Range 27 East
Sections 2, 3, 10 & 15, Township 27 South
Range 27 East
Polk County, Florida



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



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

Composite Exhibit 5
Amended District "A" Sketch &
Metes & Bounds Legal Description
Section 15, Township 27 South, Range 27 East
Polk County, Florida

Amended "A": As Written by SurvTech Solutions

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

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

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

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



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

Drawing Name: 240176_SK5

SHEET: 3 OF 30

Composite Exhibit 5
Amended District "A" Sketch &
Metes & Bounds Legal Description
Section 15, Township 27 South, Range 27 East
Polk County, Florida

Line Information:

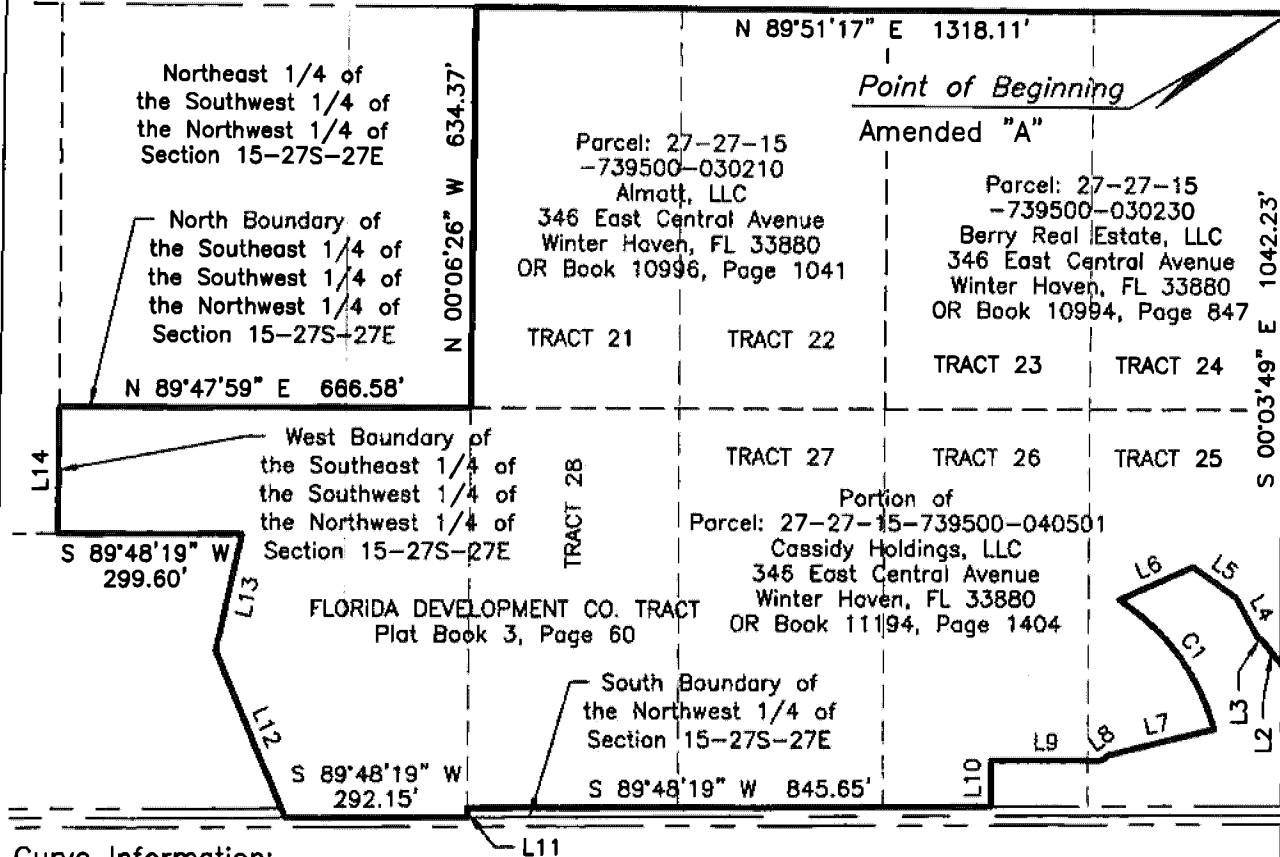
LINE	BEARING	DISTANCE
L1	S 89°55'28" W	15.00'
L2	N 40°08'18" W	52.51'
L3	N 56°49'02" W	7.93'
L4	N 29°49'44" W	72.12'
L5	N 55°25'14" W	86.34'
L6	S 66°05'14" W	130.66'
L7	S 76°37'31" W	174.10'
L8	S 53°58'17" W	16.21'
L9	N 90°00'00" W	177.37'
L10	S 00°00'00" E	74.90'
L11	S 00°06'26" E	15.00'
L12	N 23°37'52"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

Point of Commencement "A"

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

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

Total Acreage
1888322.89 Square Feet
43.350 Acres



Curve Information:

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

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



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

Composite Exhibit 5
Amended District "B" Sketch &
Metes & Bounds Legal Description
Section 15, Township 27 South, Range 27 East
Polk County, Florida

Amended "B": As Written by SurvTech Solutions

A parcel of land being REPLAT OF DIAMOND SHORES, as recorded in Plat Book 30, Page 24, of the Public Records of Polk County, Florida, being a replat of Tracts 7, 8, 9, 10, and 11, of the Northwest 1/4 of Section 15, Township 27 South, Range 27 East, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, lying and being in the Northwest 1/4 of Section 15, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the Northeast 1/4 of Section 15, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the North boundary of the Northeast 1/4 of said Section 15, S 89°36'22" W a distance of 2662.29 feet to a point marking the Northeast corner of the Northwest 1/4 of said Section 15; thence departing said North boundary, coincident with the North boundary of the Northwest 1/4 of said Section 15, S 89°51'51" W a distance of 14.97 feet; thence departing said North boundary, S 00°08'09" E a distance of 15.00 feet to a point marking the Northeast corner of REPLAT OF DIAMOND SHORES, as recorded in Plat Book 30, Page 24, of the Public Records of Polk County, Florida, said point being the POINT OF BEGINNING; thence coincident with the boundary of said plat of REPLAT OF DIAMOND SHORES for the following six (6) courses: 1.) S 00°04'32" E a distance of 1268.04 feet; 2.) thence S 89°51'51" W a distance of 984.33 feet; 3.) thence N 00°06'29" W a distance of 634.02 feet; 4.) thence N 89°51'51" E a distance of 333.22 feet; 5.) thence N 00°05'53" W a distance of 634.02 feet; 6.) thence N 89°51'51" E a distance of 651.72 feet to the POINT OF BEGINNING.

Containing an area of 1037321.39 square feet, 23.814 acres, more or less.

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

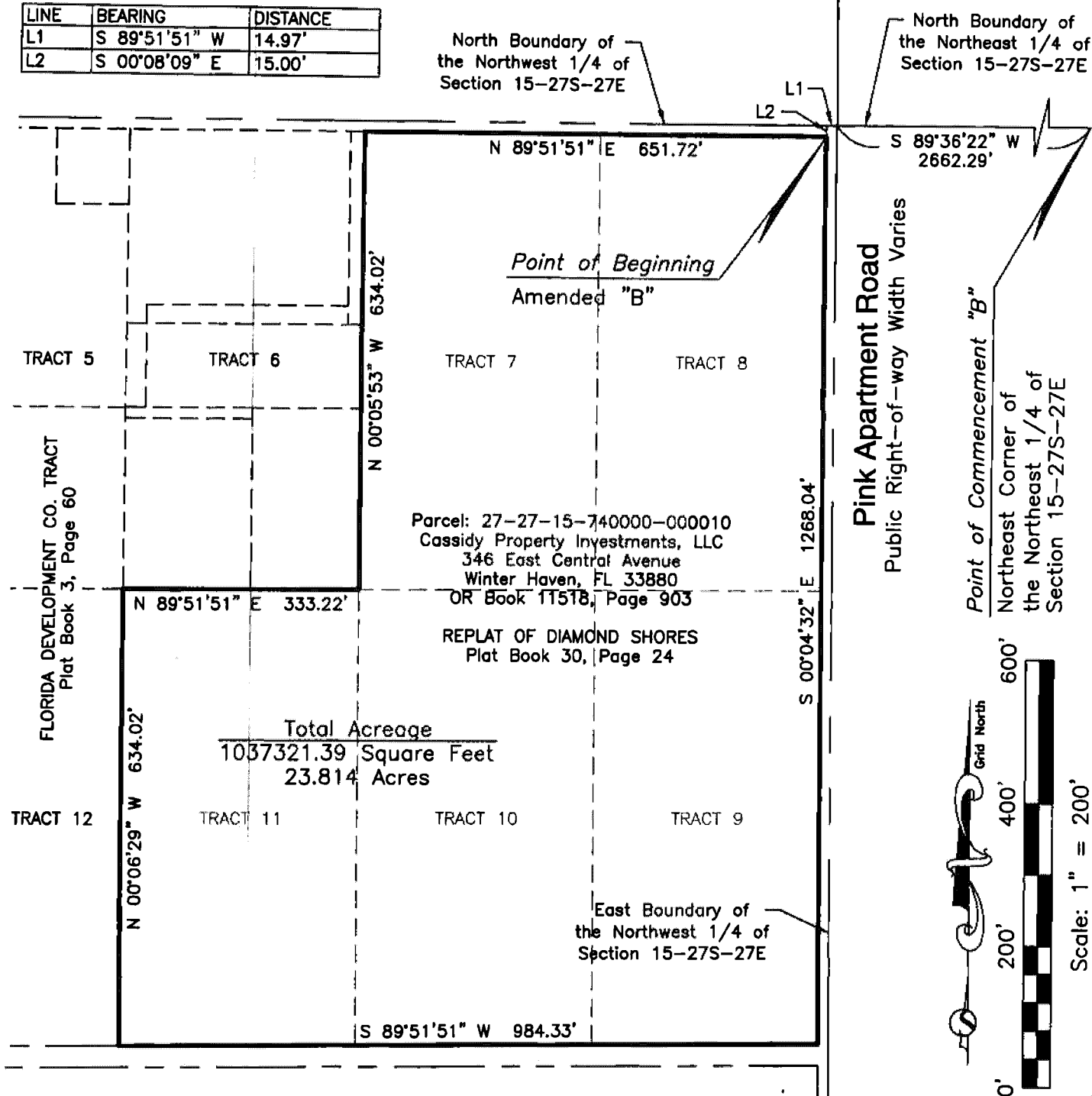


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Composite Exhibit 5
Amended District "B" Sketch &
Metes & Bounds Legal Description
Section 15, Township 27 South, Range 27 East
Polk County, Florida

Line Information:

LINE	BEARING	DISTANCE
L1	S 89°51'51" W	14.97'
L2	S 00°08'09" E	15.00'



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



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

*Composite Exhibit 5
Amended District "C" Sketch &
Metes & Bounds Legal Description
Section 15, Township 27 South, Range 27 East
Polk County, Florida*

Amended "C": As Written by SurvTech Solutions

A parcel of land being Tracts 2, 3, 4, 5, and 6, of the Northeast 1/4 of Section 15, Township 27 South, Range 27 East, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said parcel of land also being a portion of Tract 1, of the Northeast 1/4 of Section 15, Township 27 South, Range 27 East, per said plat of FLORIDA DEVELOPMENT CO. TRACT, lying and being in the Northeast 1/4 of Section 15, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the Northeast 1/4 of Section 15, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the North boundary of the Northeast 1/4 of said Section 15, S 89°36'22" W a distance of 665.66 feet; thence departing said North boundary, S 00°23'38" E a distance of 15.00 feet to a point coincident with the South Right-of-way boundary of Snell Creek Road, per FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said point being the Northeast corner of Tract 6, of the Northeast 1/4 of said Section 15, per said plat of FLORIDA DEVELOPMENT CO. TRACT, said point also being the POINT OF BEGINNING; thence coincident with the East boundary of said Tract 6, S 00°01'14" E a distance of 638.06 feet to a point marking the Southeast corner of said Tract 6; thence departing said East boundary, coincident with the South boundary of said Tract 6, and the South boundary of Tracts 1-5, of the Northeast 1/4 of said Section 15, per said plat of FLORIDA DEVELOPMENT CO. TRACT, S 89°43'20" W a distance of 1981.04 feet to a point marking the Southwest corner of said Tract 1; thence departing said South boundary, coincident with the West boundary of said Tract 1, N 00°04'32" W a distance of 446.56 feet to a point coincident with the Westerly extension of the South boundary of Lot 2, Block A, LAKEWOOD PARK UNIT NUMBER 3, as recorded in Plat Book 15, Page 24, of the Public Records of Polk County, Florida; thence departing said West boundary, coincident with said Westerly extension and the South boundary of said Lot 2, N 74°53'41" E a distance of 134.63 feet to a point marking the Southeast corner of said Lot 2; thence departing said South boundary, coincident with the East boundary of said Lot 2, and the East boundary of Lot 3, Block A, per said plat of LAKEWOOD PARK UNIT NUMBER 3, and the Northerly extension thereof, N 00°06'44" W a distance of 153.30 feet to a point coincident with the aforesaid South Right-of-way boundary of Snell Creek Road; thence departing said Northerly extension, coincident with said South Right-of-way boundary, N 89°36'22" E a distance of 1851.74 feet to the POINT OF BEGINNING.

Containing an area of 1238087.31 square feet, 28.423 acres, more or less.

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



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

**Composite Exhibit 5
Amended District "C" Sketch &
Metes & Bounds Legal Description
Section 15, Township 27 South, Range 27 East
Polk County, Florida**

Total Acreage
1238087.31 Square Feet
28.423 Acres

Point of Commencement "B"
Northeast Corner of
the Northeast 1/4 of
Section 15-27S-27E

LAKEWOOD PARK
UNIT NUMBER 3
Plat Book 15, Page 24
BLOCK A
LOTS 1, 2, 3

North Boundary of
the Northeast 1/4 of
Section 15-27S-27E

Snell Creek Road

Public Right-of-way Width Varies

S 89°36'22" W
665.66'

L3

N 89°36'22" E 1851.74'

South Right-of-way Boundary
of Snell Creek Road per
Plat Book 3, Page 60

Point of Beginning
Amended "C"

N 00°04'32" W
446.56'

TRACT 1

Parcel: 27-27-15
-739500-010011
GAMA Investors, LLC
346 East Central Avenue
Winter Haven, FL 33880
OR Book 11878, Page 912

TRACT 2

TRACT 3

TRACT 4

Parcel: 27-27-15
-739500-010050
GAMA Investors, LLC
346 East Central Avenue
Winter Haven, FL 33880
OR Book 11878, Page 912

TRACT 5

TRACT 6

TRACT 7

S 00°01'14" E 638.06'

S 89°43'20" W 1981.04'

FLORIDA DEVELOPMENT CO. TRACT
Plat Book 3, Page 60

TRACT 16

TRACT 15

TRACT 14

TRACT 13

TRACT 12

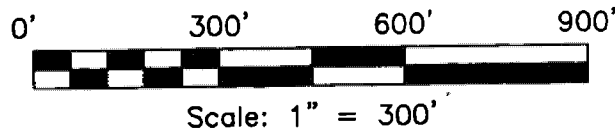
TRACT 11

TRACT 10

West Boundary of
the Northeast 1/4 of
Section 15-27S-27E

Line Information:

LINE	BEARING	DISTANCE
L3	S 00°23'38" E	15.00'
L4	N 74°53'41" E	134.63'
L5	N 00°06'44" W	153.30'



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



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*Composite Exhibit 5
Amended District "D" Sketch &
Metes & Bounds Legal Description
Section 10, Township 27 South, Range 27 East
Polk County, Florida*

Amended "D": As Written by SurvTech Solutions

A parcel of land being Tracts 22, 27, and 28, of the Southeast 1/4 of Section 10, Township 27 South, Range 27, East, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, lying and being in the Southeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Southeast corner of the Southeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the South boundary of the Southeast 1/4 of said Section 10, S 89°36'22" W a distance of 665.53 feet; thence departing said South boundary, N 00°23'38" W a distance of 15.00 feet to a point coincident with the North Right-of-way boundary of Snell Creek Road, per FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said point being the Southeast corner of Tract 27, of the Southeast 1/4 of said Section 10, per said plat of FLORIDA DEVELOPMENT CO. TRACT, said point also being the POINT OF BEGINNING; thence coincident with said North Right-of-way boundary, S 89°36'22" W a distance of 665.59 feet to a point marking the Southwest corner of Tract 28, of the Southeast 1/4 of said Section 10, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence departing said North Right-of-way boundary, coincident with the West boundary of said Tract 28, N 00°16'40" W a distance of 647.91 feet to a point marking the Northwest corner of said Tract 28; thence departing said West boundary, coincident with the North boundary of said Tract 28, N 89°37'30" E a distance of 333.12 feet to a point marking the Southwest corner of Tract 22, of the Southeast 1/4 of said Section 10, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence departing said North boundary, coincident with the West boundary of said Tract 22, N 00°14'56" W a distance of 647.80 feet to a point coincident with the South Right-of-way boundary of Mystery House Road, per said plat of FLORIDA DEVELOPMENT CO. TRACT, said point being the Northwest corner of said Tract 22; thence departing said West boundary, coincident with said South Right-of-way boundary, N 89°38'37" E a distance of 333.45 feet to a point marking the Northeast corner of said Tract 22; thence departing said South Right-of-way boundary, coincident with the East boundary of said Tract 22, and the East boundary of said Tract 27, S 00°13'12" E a distance of 1295.39 feet to the POINT OF BEGINNING.

Containing an area of 647262.98 square feet, 14.859 acres, more or less.

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



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

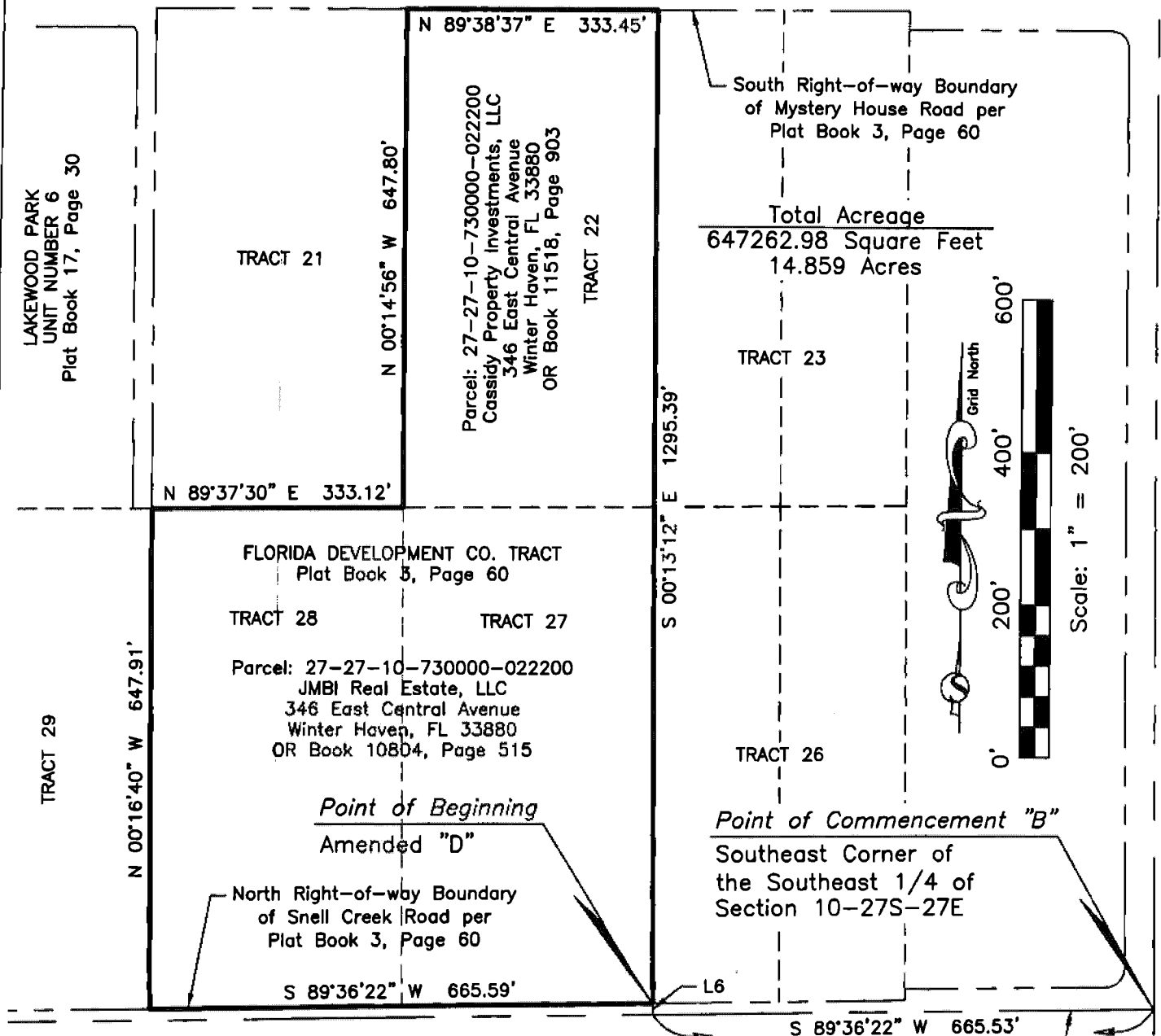
10220 U.S. Highway 92 East, Tampa, FL 33610

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Composite Exhibit 5
Amended District "D" Sketch &
Metes & Bounds Legal Description
Section 10, Township 27 South, Range 27 East
Polk County, Florida

Mystery House Road
Public Right-of-way Width Varies



Snell Creek Road
Public Right-of-way Width Varies

South Boundary of
the Southeast 1/4 of
Section 10-27S-27E

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



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**Composite Exhibit 5
Amended District "E" Sketch &
Metes & Bounds Legal Description
Section 10, Township 27 South, Range 27 East
Polk County, Florida**

Amended "E": As Written by SurvTech Solutions

A parcel of land being a portion of Parcel B, DEER RUN, as recorded in Plat Book 199, Page 37, of the Public Records of Polk County, Florida, lying and being in the Southeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the Southeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the North boundary of the Southeast 1/4 of said Section 10, S 89°40'53" W a distance of 1336.49 feet; thence departing said North boundary, S 00°16'48" E a distance of 30.00 feet to a point coincident with the South Right-of-way boundary of Neal Road, per DEER RUN, as recorded in Plat Book 199, Page 37, of the Public Records of Polk County, Florida, said point being the Northwest corner of Parcel B, per said plat of DEER RUN, said point also being the POINT OF BEGINNING; thence coincident with said South Right-of-way boundary, N 89°40'53" E a distance of 668.21 feet to a point marking the Northeast corner of said Parcel B, said point being coincident with the West boundary of DRUID HILLS UNIT NUMBER ONE, as recorded in Plat Book 15, Page 19, of the Public Records of Polk County, Florida; thence departing said South Right-of-way boundary, coincident with said West boundary, S 00°13'20" E a distance of 632.69 feet to a point coincident with the Easterly boundary of said Parcel B; thence departing said West boundary, coincident with said Easterly boundary, S 89°39'46" W a distance of 333.79 feet; thence continue coincident with said Easterly boundary, S 00°15'04" E a distance of 617.13 feet to a point coincident with the North Right-of-way boundary of Mystery House Road, per said plat of DEER RUN, said point being the Southeast corner of said Parcel B; thence departing said Easterly boundary, coincident with said North Right-of-way boundary, S 89°42'28" W a distance of 125.48 feet to a point marking the Southwest corner of said Parcel B; thence departing said North Right-of-way boundary, coincident with the Westerly boundary of said Parcel B for the following three (3) courses: 1.) N 00°16'48" W a distance of 162.19 feet; 2.) thence S 89°38'38" W a distance of 208.00 feet; 3.) thence N 00°16'48" W a distance of 1087.82 feet to the POINT OF BEGINNING.

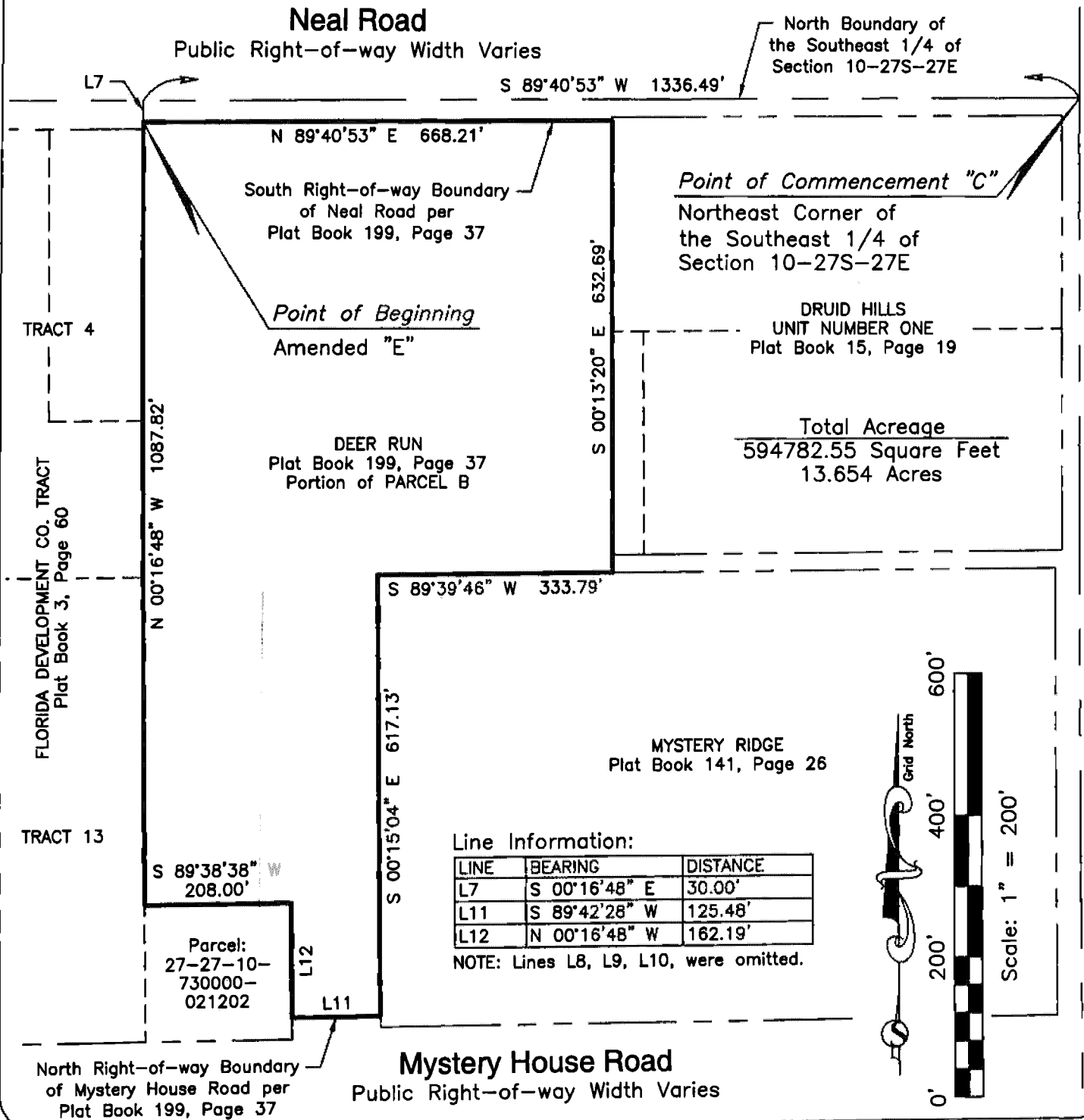
Containing an area of 594782.55 square feet, 13.654 acres, more or less.

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



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
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Composite Exhibit 5
Amended District "E" Sketch &
Metes & Bounds Legal Description
Section 10, Township 27 South, Range 27 East
Polk County, Florida



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



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Composite Exhibit 5
Amended District "F" Sketch &
Metes & Bounds Legal Description
Section 10, Township 27 South, Range 27 East
Polk County, Florida

Amended "F": As Written by SurvTech Solutions

A parcel of land being Parcel A, DEER RUN, as recorded in Plat Book 199, Page 37, of the Public Records of Polk County, Florida, lying and being in the Northeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Southeast corner of the Northeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the South boundary of the Northeast 1/4 of said Section 10, S 89°40'53" W a distance of 1336.49 feet; thence departing said South boundary, N 00°16'12" W a distance of 30.00 feet to a point coincident with the North Right-of-way boundary of Neal Road, per DEER RUN, as recorded in Plat Book 199, Page 37, of the Public Records of Polk County, Florida, said point being the Southwest corner of Parcel A, per said plat of DEER RUN, said point also being the POINT OF BEGINNING; thence coincident with the Westerly boundary of said Parcel A for the following three (3) courses: 1.) N 00°16'12" W a distance of 633.06 feet; 2.) thence S 89°42'18" W a distance of 264.00 feet; 3.) thence N 00°16'12" W a distance of 648.17 feet to a point coincident with the South Right-of-way boundary of South Boulevard East, per said plat of DEER RUN, said point being the Northwest corner of said Parcel A; thence departing said Westerly boundary, coincident with said South Right-of-way boundary, and the Northerly boundary of said Parcel A, N 89°43'42" E a distance of 423.34 feet; thence departing said South Right-of-way boundary, coincident with said Northerly boundary for the following three (3) courses: 1.) S 00°14'36" E a distance of 181.00 feet; 2.) thence N 89°43'42" E a distance of 175.40 feet; 3.) thence N 00°14'36" W a distance of 181.00 feet to a point coincident with the aforesaid South Right-of-way boundary of South Boulevard East; thence coincident with said South Right-of-way boundary, and said Northerly boundary, N 89°43'42" E a distance of 223.00 feet; thence departing said South Right-of-way boundary, coincident with said Northerly boundary for the following three (3) courses: 1.) S 00°16'18" E a distance of 120.00 feet; 2.) thence N 89°43'42" E a distance of 110.00 feet; 3.) thence N 00°16'18" W a distance of 120.00 feet to a point coincident with the aforesaid South Right-of-way boundary of South Boulevard East; thence coincident with said South Right-of-way boundary, and said Northerly boundary, N 89°43'42" E a distance of 336.47 feet to a point marking the Northeast corner of said Parcel A; thence departing said South Right-of-way boundary, and said Northerly boundary, coincident with the Easterly boundary of said Parcel A for the following three (3) courses: 1.) S 00°11'23" E a distance of 647.66 feet; 2.) thence S 89°42'18" W a distance of 668.87 feet; 3.) thence S 00°14'36" E a distance of 632.92 feet to a point coincident with the aforesaid North Right-of-way boundary of Neal Road, said point being the Southeast corner of said Parcel A; thence departing said Easterly boundary, coincident with said North Right-of-way boundary, S 89°40'53" W a distance of 334.14 feet to the POINT OF BEGINNING.

Containing an area of 988050.23 square feet, 22.683 acres, more or less.

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



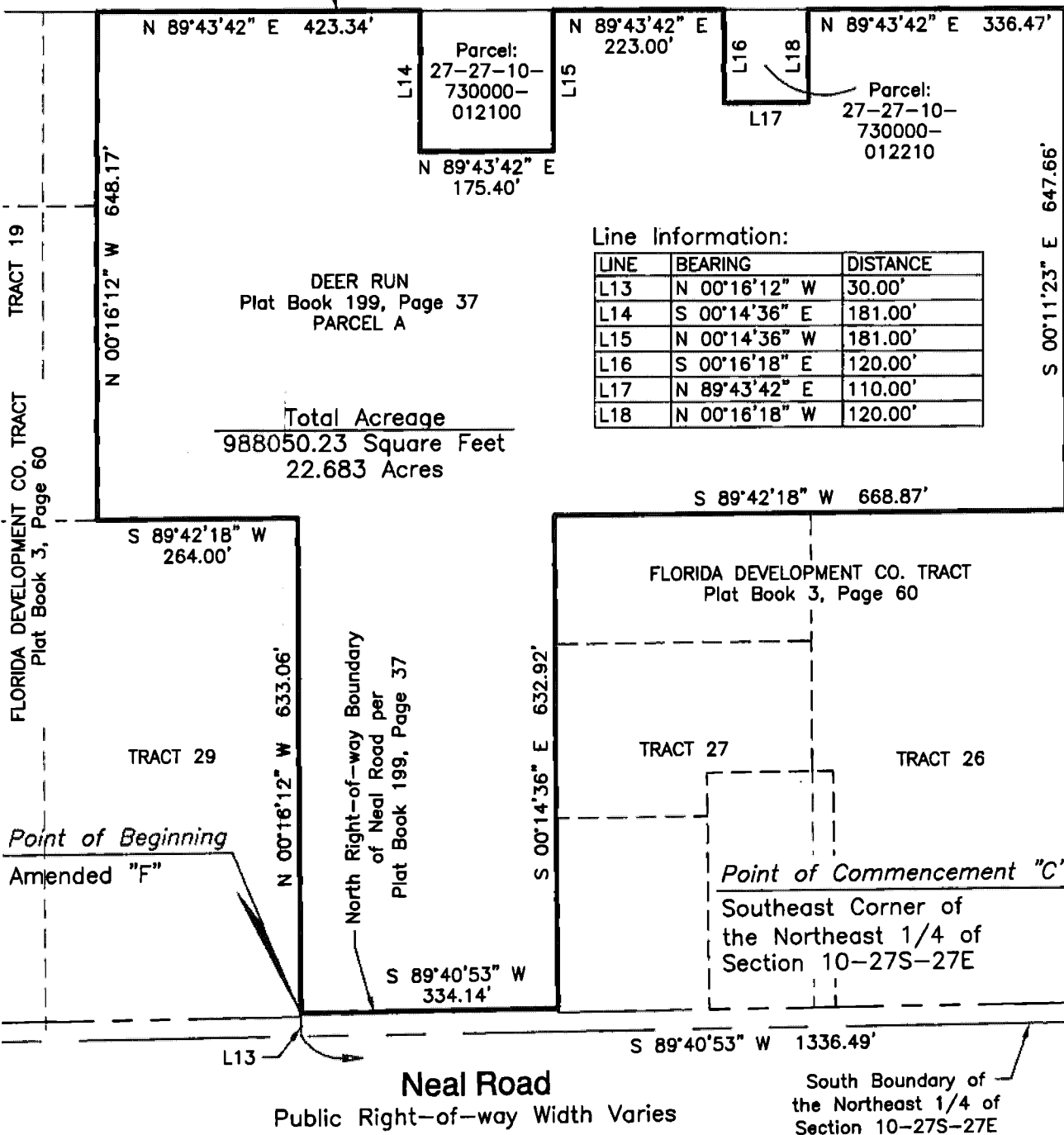
SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

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Composite Exhibit 5
Amended District "F" Sketch &
Metes & Bounds Legal Description
Section 10, Township 27 South, Range 27 East
Polk County, Florida

South Right-of-way Boundary
of South Boulevard East per
Plat Book 199, Page 37

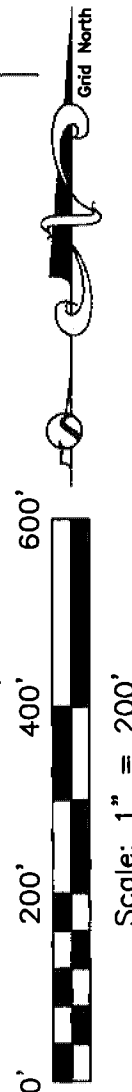
South Boulevard East
Public Right-of-way Width Varies



Line Information:

LINE	BEARING	DISTANCE
L13	N 00°16'12" W	30.00'
L14	S 00°14'36" E	181.00'
L15	N 00°14'36" W	181.00'
L16	S 00°16'18" E	120.00'
L17	N 89°43'42" E	110.00'
L18	N 00°16'18" W	120.00'

Total Acreage
988050.23 Square Feet
22.683 Acres



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



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Composite Exhibit 5
Amended District "G" Sketch &
Metes & Bounds Legal Description
Section 2, Township 27 South, Range 27 East
Polk County, Florida

Amended "G": As Written by SurvTech Solutions

A parcel of land being Tracts 17-24, 26, 31, and 32, of the Southwest 1/4 of Section 2, Township 27 South, Range 27 East, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said parcel of land also being a portion of Tract 25, of the Southwest 1/4 of Section 2, Township 27 South, Range 27 East, per said plat of FLORIDA DEVELOPMENT CO. TRACT, said parcel of land also being a portion of platted Right-of-way, per said plat of FLORIDA DEVELOPMENT CO. TRACT, as vacated per Official Records Book 12630, Page 79, of the Public Records of Polk County, Florida, lying and being in the Southwest 1/4 of Section 2, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Southwest corner of the Southwest 1/4 of Section 2, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the West boundary of the Southwest 1/4 of said Section 2, N 00°12'06" W a distance of 18.80 feet to a point coincident with the North Maintained Right-of-way boundary of Horseshoe Creek Road per Map Book 4, Page 303, of the Public Records of Polk County, Florida, said point being the POINT OF BEGINNING; thence continue coincident with said West boundary, N 00°12'06" W a distance of 1280.08 feet to a point coincident with the Westerly extension of the South Right-of-way boundary of Palm Street East, per FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida; thence departing said West boundary, coincident with said Westerly extension and the South Right-of-way boundary of Palm Street East, N 89°36'13" E a distance of 2628.39 feet to a point marking the Northeast corner of Tract 24, of the Southwest 1/4 of said Section 2, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence departing said South Right-of-way boundary, coincident with the West Right-of-way boundary of an unnamed road, per said plat of FLORIDA DEVELOPMENT CO. TRACT, S 00°20'09" E a distance of 1037.13 feet to a point coincident with the Southerly boundary of the lands described per Official Records Book 12471, Page 1260, of the Public Records of Polk County, Florida; thence departing said West Right-of-way boundary, coincident with said Southerly boundary, S 89°35'10" W a distance of 315.73 feet to a point coincident with the East boundary of Tract 26, of the Southwest 1/4 of said Section 2, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence departing said Southerly boundary, coincident with said East boundary, S 00°19'09" E a distance of 245.03 feet to a point marking the Southeast corner of said Tract 26; thence departing said East boundary, coincident with the North Right-of-way boundary of Horseshoe Creek Road, per said plat of FLORIDA DEVELOPMENT CO. TRACT, S 89°33'49" W a distance of 330.80 feet to a point marking the Southwest corner of said Tract 26;

CONTINUED ON SHEET 16...

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



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Composite Exhibit 5
Amended District "G" Sketch &
Metes & Bounds Legal Description
Section 2, Township 27 South, Range 27 East
Polk County, Florida

...CONTINUED FROM SHEET 15

thence departing said North Right-of-way boundary, coincident with the West boundary of said Tract 26, N 00°18'08" W a distance of 641.16 feet to a point marking the Southeast corner of Tract 22, of the Southwest 1/4 of said Section 2, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence departing said West boundary, coincident with the South boundary of said Tract 22 and the South boundary of Tracts 19-21, of the Southwest 1/4 of said Section 2, per said plat of FLORIDA DEVELOPMENT CO. TRACT, S 89°35'10" W a distance of 1322.45 feet to a point marking the Northeast corner of Tract 31, of the Southwest 1/4 of said Section 2, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence departing said South boundary, coincident with the East boundary of said Tract 31, S 00°14'07" E a distance of 629.14 feet to a point coincident with the North Right-of-way boundary of Horseshoe Creek Road per Official Records Book 12658, Page 2246, of the Public Records of Polk County, Florida; thence departing said East boundary, coincident with said North Right-of-way boundary for the following six (6) courses: 1.) S 89°24'19" W a distance of 61.78 feet; 2.) thence S 88°53'23" W a distance of 99.99 feet; 3.) thence S 89°38'04" W a distance of 199.89 feet; 4.) thence N 89°50'59" W a distance of 99.92 feet; 5.) thence N 89°23'30" W a distance of 100.09 feet; 6.) thence S 89°17'26" W a distance of 84.95 feet to a point coincident with the West boundary of Tract 32, of the Southwest 1/4 of said Section 2, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence departing said North Right-of-way boundary, coincident with said West boundary, S 00°12'06" E a distance of 10.00 feet to a point coincident with the aforesaid North Maintained Right-of-way boundary of Horseshoe Creek Road per Map Book 4, Page 303; thence departing said West boundary, coincident with said North Maintained Right-of-way boundary, S 89°16'37" W a distance of 15.00 feet to the POINT OF BEGINNING.

Containing an area of 2440213.20 square feet, 56.020 acres, more or less.

Line Information:

LINE	BEARING	DISTANCE
L27	N 00°12'06" W	18.80'
L28	S 89°24'19" W	61.78'
L29	S 89°17'26" W	84.95'
L30	S 00°12'06" E	10.00'
L31	S 89°16'37" W	15.00'

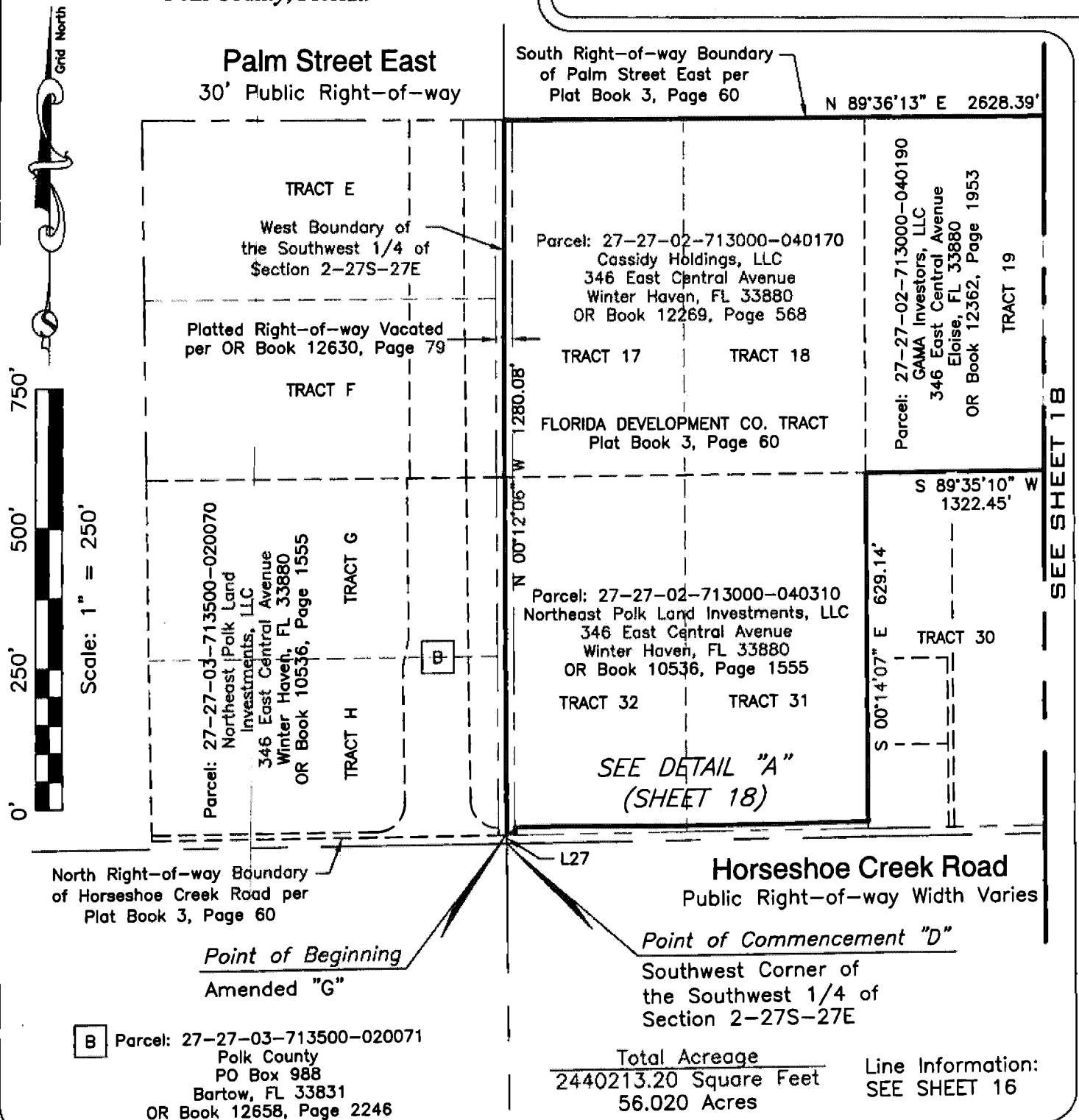
NOTE: Lines L19-L26, L32 were omitted.

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



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Composite Exhibit 5
Amended District "G" Sketch &
Metes & Bounds Legal Description
Section 2, Township 27 South, Range 27 East
Polk County, Florida

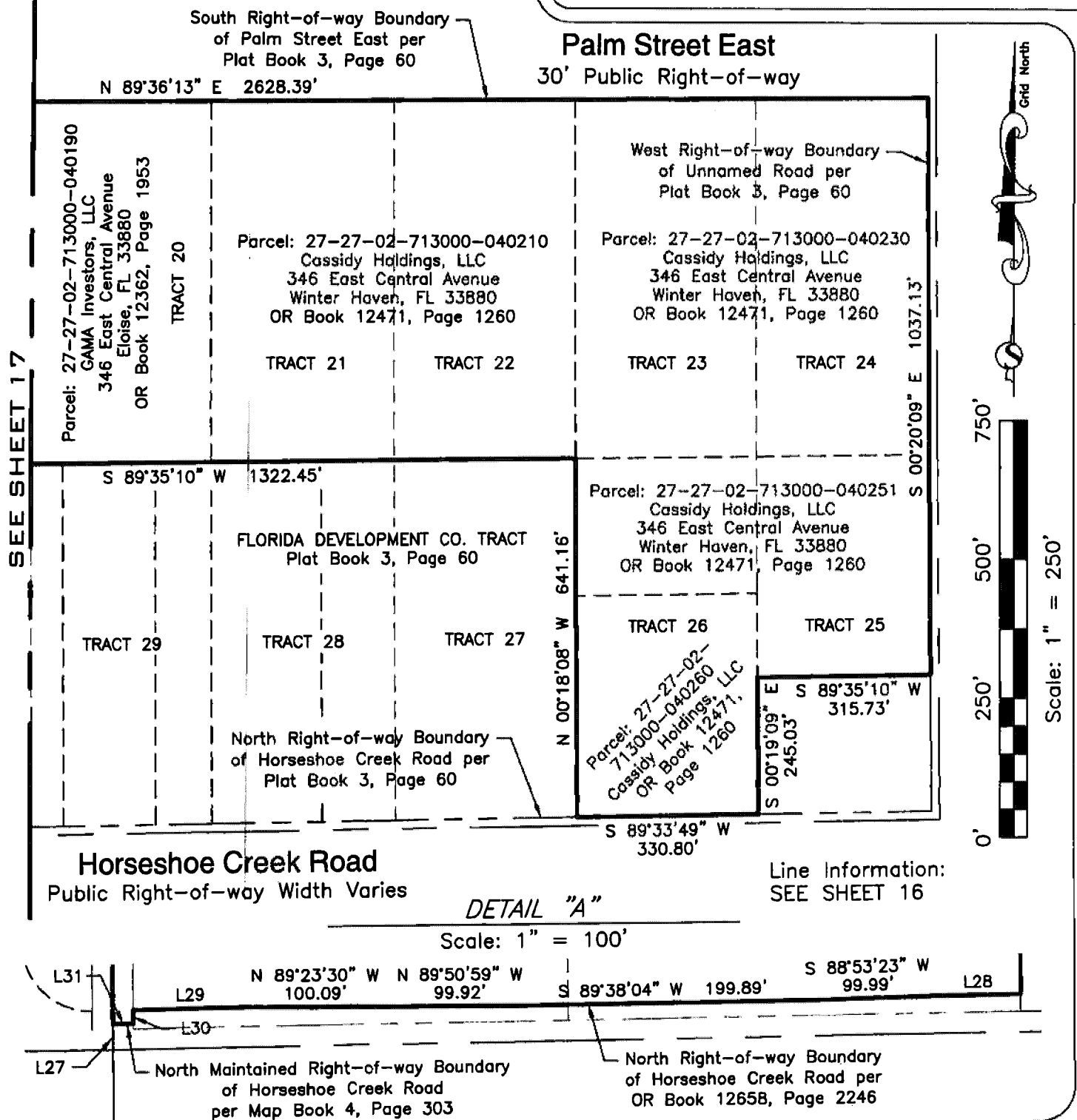


PROJECT NO.: 240176
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Composite Exhibit 5
Amended District "G" Sketch &
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Section 2, Township 27 South, Range 27 East
Polk County, Florida



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



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Composite Exhibit 5
Amended District "H" Sketch &
Metes & Bounds Legal Description
Sections 34 & 35, Township 26 South, Range 27 East
Sections 2 & 3, Township 27 South, Range 27 East
Polk County, Florida

Amended "H": As Written by SurvTech Solutions

A parcel of land being a portion of BELLA VITA PHASE 1A AND 1B-1, as recorded in Plat Book 183, Page 8, of the Public Records of Polk County, Florida, a portion of BELLA VITA PHASE 1B-2 AND 2, as recorded in Plat Book 188, Page 8, of the Public Records of Polk County, Florida, and BELLA VITA PHASE 3, as recorded in Plat Book 198, Page 1, of the Public Records of Polk County, Florida, lying and being in Sections 34, 35, Township 26 South, Range 27 East, Polk County, Florida, and Sections 2, 3, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

BEGIN at a point marking the Northeast corner of the Northeast 1/4 of Section 3, Township 27 South, Range 27 East, Polk County, Florida, said point being coincident with the Easterly boundary of BELLA VITA PHASE 1A AND 1B-1, as recorded in Plat Book 183, Page 8, of the Public Records of Polk County, Florida; thence coincident with the East boundary of the Northeast 1/4 of said Section 3, and said Easterly boundary of BELLA VITA PHASE 1A AND 1B-1, S 00°13'11" E a distance of 728.38 feet to a point marking the Northeast corner of BELLA VITA PHASE 1B-2 AND 2, as recorded in Plat Book 188, Page 8, of the Public Records of Polk County, Florida; thence departing said Easterly boundary of BELLA VITA PHASE 1A AND 1B-1, coincident with the East boundary of the Northeast 1/4 of said Section 3, and the Easterly boundary of said BELLA VITA PHASE 1B-2 AND 2, S 00°13'11" E a distance of 585.58 feet; thence continue coincident with said East boundary and said Easterly boundary of BELLA VITA PHASE 1B-2 AND 2, S 00°12'52" E a distance of 15.00 feet; thence departing said East boundary, coincident with said Easterly boundary of BELLA VITA PHASE 1B-2 AND 2, N 89°43'43" E a distance of 986.81 feet to a point marking the Northwest corner of BELLA VITA PHASE 3, as recorded in Plat Book 198, Page 1, of the Public Records of Polk County, Florida; thence departing said Easterly boundary, coincident with the boundary of said BELLA VITA PHASE 3 for the following five (5) courses: 1.) N 89°43'43" E a distance of 1629.77 feet; 2.) thence S 00°37'24" E a distance of 1281.12 feet; 3.) thence S 89°39'34" W a distance of 1380.59 feet; 4.) thence N 00°17'30" W a distance of 200.00 feet; 5.) thence S 89°39'34" W a distance of 750.01 feet to a point coincident with the aforesaid Easterly boundary of BELLA VITA PHASE 1B-2 AND 2; thence departing said boundary of BELLA VITA PHASE 3, coincident with said Easterly boundary, S 00°17'30" E a distance of 200.00 feet to a point coincident with the South boundary of said BELLA VITA PHASE 1B-2 AND 2; thence departing said Easterly boundary, coincident with said South boundary, S 89°39'34" W a distance of 495.14 feet; thence continue coincident with said South boundary, S 89°55'51" W a distance of 14.39 feet to a point coincident with the boundary of the lands described per Official Records Book 11422, Page 431, of the Public Records of Polk County, Florida; thence departing said South boundary, coincident with the boundary of said lands for the following five (5) courses: 1.) N 00°13'49" W a distance of 15.00 feet; 2.) thence S 89°55'51" W a distance of 579.13 feet; 3.) thence N 00°09'26" W a distance of 726.46 feet; 4.) thence S 89°46'32" W a distance of 84.74 feet; 5.) thence S 00°13'36" E a distance of 727.15 feet to a point coincident with the aforesaid South boundary of BELLA VITA PHASE 1B-2 AND 2;

CONTINUED ON SHEET 20...

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



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
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Composite Exhibit 5
Amended District "H" Sketch &
Metes & Bounds Legal Description
Sections 34 & 35, Township 26 South, Range 27 East
Sections 2 & 3, Township 27 South, Range 27 East
Polk County, Florida

...CONTINUED FROM SHEET 19

thence departing said boundary of the lands described per Official Records Book 11422, Page 431, coincident with said South boundary, S 89°45'56" W a distance of 677.38 feet to a point coincident with the Westerly boundary of said BELLA VITA PHASE 1B-2 AND 2; thence departing said South boundary, coincident with said Westerly boundary for the following fourteen (14) courses: 1.) N 00°16'52" W a distance of 313.97 feet; 2.) thence S 89°51'24" E a distance of 338.79 feet; 3.) thence N 00°15'53" W a distance of 330.31 feet; 4.) thence N 84°23'22" W a distance of 230.47 feet; 5.) thence S 84°13'10" W a distance of 181.35 feet; 6.) thence S 13°16'52" W a distance of 154.95 feet; 7.) thence N 77°32'30" W a distance of 11.12 feet to a point coincident with a tangent curve concave to the South, said curve having a radius of 575.00 feet, a delta angle of 13°43'21" and being subtended by a chord bearing N 84°24'11" W for a distance of 137.39 feet; 8.) thence coincident with the arc of said curve a distance of 137.71 feet; 9.) thence S 88°44'10" W a distance of 84.11 feet; 10.) thence N 00°17'51" W a distance of 801.03 feet; 11.) thence S 89°13'12" E a distance of 339.12 feet; 12.) thence N 00°16'52" W a distance of 807.13 feet; 13.) thence N 76°15'52" W a distance of 7.16 feet; 14.) thence N 00°41'14" W a distance of 272.96 feet; thence departing said Westerly boundary, N 62°20'12" W a distance of 12.11 feet; thence N 35°36'10" W a distance of 290.23 feet to a point coincident with the Westerly boundary of the aforesaid BELLA VITA PHASE 1A AND 1B-1; thence coincident with said Westerly boundary for the following three (3) course: 1.) S 89°00'46" E a distance of 176.85 feet; 2.) thence N 00°48'09" E a distance of 360.00 feet; 3.) thence N 89°00'48" W a distance of 502.02 feet to a point coincident with the East Right-of-way boundary of US Highway 17-92, per said plat of BELLA VITA PHASE 1A AND 1B-1; thence coincident with said Westerly boundary, and said East Right-of-way boundary, N 13°44'01" E a distance of 542.26 feet; thence departing said East Right-of-way boundary, coincident with said Westerly boundary, S 89°00'46" E a distance of 380.68 feet; thence continue coincident with said Westerly boundary, N 00°48'09" E a distance of 420.63 feet to a point coincident with the North boundary of said BELLA VITA PHASE 1A AND 1B-1; thence departing said Westerly boundary, coincident with said North boundary, S 89°56'45" E a distance of 1334.04 feet; thence continue coincident with said North boundary, N 89°46'08" E a distance of 1312.59 feet to a point coincident with the aforesaid Easterly boundary of BELLA VITA PHASE 1A AND 1B-1; thence departing said North boundary, coincident with said Easterly boundary for the following two (2) courses: 1.) S 00°37'26" E a distance of 1333.53 feet to a point coincident with the South boundary of the Southwest 1/4 of Section 35, Township 26 South, Range 27 East, Polk County, Florida; 2.) thence coincident with the South boundary of the Southwest 1/4 of said Section 35, S 89°47'25" W a distance of 1311.11 feet to the POINT OF BEGINNING.

Containing an area of 10630769.16 square feet, 244.049 acres, more or less.

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



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
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Composite Exhibit 5
Amended District "H" Sketch &
Metes & Bounds Legal Description
Sections 34 & 35, Township 26 South, Range 27 East
Sections 2 & 3, Township 27 South, Range 27 East
Polk County, Florida

Line Information:

LINE	BEARING	DISTANCE
L33	S 00°12'52" E	15.00'
L34	N 00°17'30" W	200.00'
L35	S 00°17'30" E	200.00'
L36	S 89°39'34" W	495.14'
L37	S 89°55'51" W	14.39'
L38	N 00°13'49" W	15.00'
L39	S 89°55'51" W	579.13'
L40	N 00°09'26" W	726.46'
L41	S 89°46'32" W	84.74'
L42	S 89°45'56" W	677.38'
L43	N 00°16'52" W	313.97'
L44	S 89°51'24" E	338.79'
L45	N 00°15'53" W	330.31'
L46	N 84°23'22" W	230.47'
L47	S 84°13'10" W	181.35'
L48	S 13°16'52" W	154.95'
L49	N 77°32'30" W	11.12'
L50	S 88°44'10" W	84.11'
L51	S 89°13'12" E	339.12'
L52	N 76°15'52" W	7.16'
L53	N 00°41'14" W	272.96'
L54	N 62°20'12" W	12.11'
L55	N 35°36'10" W	290.23'
L56	N 00°48'09" E	360.00'
L57	N 89°00'48" W	502.02'
L58	N 13°44'01" E	542.26'
L59	S 89°00'46" E	380.68'
L60	N 00°48'09" E	420.63'
L61	S 00°13'36" E	727.15'
L62	S 89°00'46" E	176.85'

Curve Information:

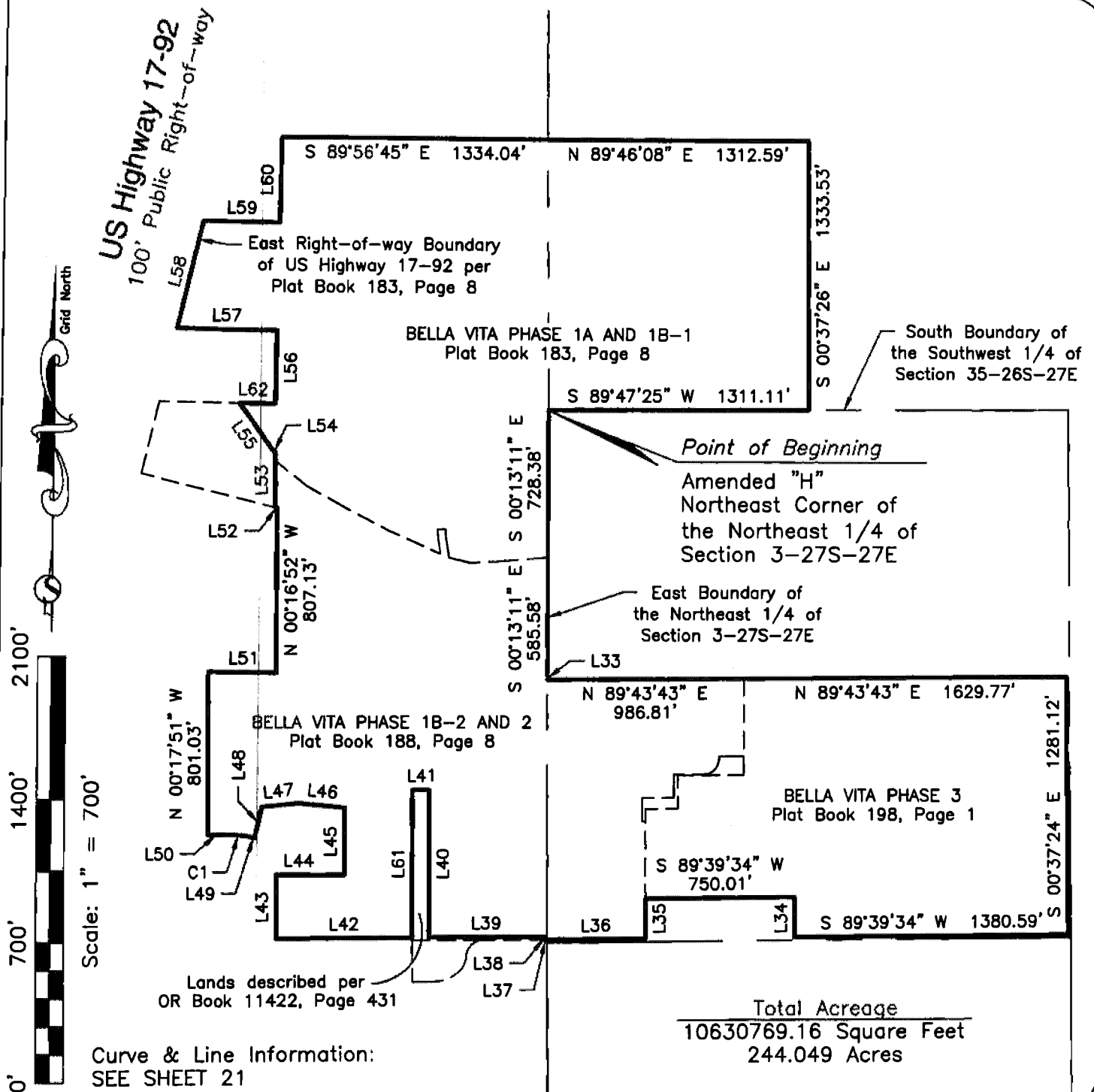
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	575.00'	137.71'	N 84°24'11" W	137.39'	13°43'21"	69.19'

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



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Composite Exhibit 5
Amended District "H" Sketch &
Metes & Bounds Legal Description
Sections 34 & 35, Township 26 South, Range 27 East
Sections 2 & 3, Township 27 South, Range 27 East
Polk County, Florida



PROJECT NO.: 240176
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Composite Exhibit 5 – Amended District Sketch & Composite Metes & Bounds Legal Description

Amended "A": As Written by SurvTech Solutions

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

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

boundary of said Tract 21, and the North boundary of Tracts 22-24, of the Northwest 1/4 of said Section 15, per said plat of FLORIDA DEVELOPMENT CO. TRACT, N 89°51'17" E a distance of 1318.11 feet to the POINT OF BEGINNING.

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

Amended "B": As Written by SurvTech Solutions

A parcel of land being REPLAT OF DIAMOND SHORES, as recorded in Plat Book 30, Page 24, of the Public Records of Polk County, Florida, being a replat of Tracts 7, 8, 9, 10, and 11, of the Northwest 1/4 of Section 15, Township 27 South, Range 27 East, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, lying and being in the Northwest 1/4 of Section 15, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the Northeast 1/4 of Section 15, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the North boundary of the Northeast 1/4 of said Section 15, S 89°36'22" W a distance of 2662.29 feet to a point marking the Northeast corner of the Northwest 1/4 of said Section 15; thence departing said North boundary, coincident with the North boundary of the Northwest 1/4 of said Section 15, S 89°51'51" W a distance of 14.97 feet; thence departing said North boundary, S 00°08'09" E a distance of 15.00 feet to a point marking the Northeast corner of REPLAT OF DIAMOND SHORES, as recorded in Plat Book 30, Page 24, of the Public Records of Polk County, Florida, said point being the POINT OF BEGINNING; thence coincident with the boundary of said plat of REPLAT OF DIAMOND SHORES for the following six (6) courses: 1.) S 00°04'32" E a distance of 1268.04 feet; 2.) thence S 89°51'51" W a distance of 984.33 feet; 3.) thence N 00°06'29" W a distance of 634.02 feet; 4.) thence N 89°51'51" E a distance of 333.22 feet; 5.) thence N 00°05'53" W a distance of 634.02 feet; 6.) thence N 89°51'51" E a distance of 651.72 feet to the POINT OF BEGINNING.

Containing an area of 1037321.39 square feet, 23.814 acres, more or less.

Amended "C": As Written by SurvTech Solutions

A parcel of land being Tracts 2, 3, 4, 5, and 6, of the Northeast 1/4 of Section 15, Township 27 South, Range 27 East, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said parcel of land also being a portion of Tract 1, of the Northeast 1/4 of Section 15, Township 27 South, Range 27 East, per said plat of FLORIDA DEVELOPMENT CO. TRACT, lying and being in the Northeast 1/4 of Section 15, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the Northeast 1/4 of Section 15, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the North boundary of the Northeast 1/4 of said Section 15, S 89°36'22" W a distance of 665.66 feet; thence departing said North boundary, S 00°23'38" E a distance of 15.00 feet to a point coincident with the South Right-of-way boundary of Snell Creek Road, per FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said point being the Northeast corner of Tract 6, of the Northeast 1/4 of said Section 15, per said plat of FLORIDA DEVELOPMENT CO. TRACT, said point also being the POINT OF BEGINNING; thence coincident with the East

boundary of said Tract 6, S 00°01'14" E a distance of 638.06 feet to a point marking the Southeast corner of said Tract 6; thence departing said East boundary, coincident with the South boundary of said Tract 6, and the South boundary of Tracts 1-5, of the Northeast 1/4 of said Section 15, per said plat of FLORIDA DEVELOPMENT CO. TRACT, S 89°43'20" W a distance of 1981.04 feet to a point marking the Southwest corner of said Tract 1; thence departing said South boundary, coincident with the West boundary of said Tract 1, N 00°04'32" W a distance of 446.56 feet to a point coincident with the Westerly extension of the South boundary of Lot 2, Block A, LAKEWOOD PARK UNIT NUMBER 3, as recorded in Plat Book 15, Page 24, of the Public Records of Polk County, Florida; thence departing said West boundary, coincident with said Westerly extension and the South boundary of said Lot 2, N 74°53'41" E a distance of 134.63 feet to a point marking the Southeast corner of said Lot 2; thence departing said South boundary, coincident with the East boundary of said Lot 2, and the East boundary of Lot 3, Block A, per said plat of LAKEWOOD PARK UNIT NUMBER 3, and the Northerly extension thereof, N 00°06'44" W a distance of 153.30 feet to a point coincident with the aforesaid South Right-of-way boundary of Snell Creek Road; thence departing said Northerly extension, coincident with said South Right-of-way boundary, N 89°36'22" E a distance of 1851.74 feet to the POINT OF BEGINNING.

Containing an area of 1238087.31 square feet, 28.423 acres, more or less.

Amended "D": As Written by SurvTech Solutions

A parcel of land being Tracts 22, 27, and 28, of the Southeast 1/4 of Section 10, Township 27 South, Range 27, East, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, lying and being in the Southeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Southeast corner of the Southeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the South boundary of the Southeast 1/4 of said Section 10, S 89°36'22" W a distance of 665.53 feet; thence departing said South boundary, N 00°23'38" W a distance of 15.00 feet to a point coincident with the North Right-of-way boundary of Snell Creek Road, per FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said point being the Southeast corner of Tract 27, of the Southeast 1/4 of said Section 10, per said plat of FLORIDA DEVELOPMENT CO. TRACT, said point also being the POINT OF BEGINNING; thence coincident with said North Right-of-way boundary, S 89°36'22" W a distance of 665.59 feet to a point marking the Southwest corner of Tract 28, of the Southeast 1/4 of said Section 10, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence departing said North Right-of-way boundary, coincident with the West boundary of said Tract 28, N 00°16'40" W a distance of 647.91 feet to a point marking the Northwest corner of said Tract 28; thence departing said West boundary, coincident with the North boundary of said Tract 28, N 89°37'30" E a distance of 333.12 feet to a point marking the Southwest corner of Tract 22, of the Southeast 1/4 of said Section 10, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence departing said North boundary, coincident with the West boundary of said Tract 22, N 00°14'56" W a distance of 647.80 feet to a point coincident with the South Right-of-way boundary of Mystery House Road, per said plat of FLORIDA DEVELOPMENT CO. TRACT, said point being the Northwest corner of said Tract 22; thence departing said West boundary, coincident with said South Right-of-way boundary, N 89°38'37" E a distance of 333.45 feet to a point marking the Northeast corner of said Tract 22; thence departing said South Right-of-way boundary, coincident with the

East boundary of said Tract 22, and the East boundary of said Tract 27, S 00°13'12" E a distance of 1295.39 feet to the POINT OF BEGINNING.

Containing an area of 647262.98 square feet, 14.859 acres, more or less.

Amended "E": As Written by SurvTech Solutions

A parcel of land being a portion of Parcel B, DEER RUN, as recorded in Plat Book 199, Page 37, of the Public Records of Polk County, Florida, lying and being in the Southeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the Southeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the North boundary of the Southeast 1/4 of said Section 10, S 89°40'53" W a distance of 1336.49 feet; thence departing said North boundary, S 00°16'48" E a distance of 30.00 feet to a point coincident with the South Right-of-way boundary of Neal Road, per DEER RUN, as recorded in Plat Book 199, Page 37, of the Public Records of Polk County, Florida, said point being the Northwest corner of Parcel B, per said plat of DEER RUN, said point also being the POINT OF BEGINNING; thence coincident with said South Right-of-way boundary, N 89°40'53" E a distance of 668.21 feet to a point marking the Northeast corner of said Parcel B, said point being coincident with the West boundary of DRUID HILLS UNIT NUMBER ONE, as recorded in Plat Book 15, Page 19, of the Public Records of Polk County, Florida; thence departing said South Right-of-way boundary, coincident with said West boundary, S 00°13'20" E a distance of 632.69 feet to a point coincident with the Easterly boundary of said Parcel B; thence departing said West boundary, coincident with said Easterly boundary, S 89°39'46" W a distance of 333.79 feet; thence continue coincident with said Easterly boundary, S 00°15'04" E a distance of 617.13 feet to a point coincident with the North Right-of-way boundary of Mystery House Road, per said plat of DEER RUN, said point being the Southeast corner of said Parcel B; thence departing said Easterly boundary, coincident with said North Right-of-way boundary, S 89°42'28" W a distance of 125.48 feet to a point marking the Southwest corner of said Parcel B; thence departing said North Right-of-way boundary, coincident with the Westerly boundary of said Parcel B for the following three (3) courses: 1.) N 00°16'48" W a distance of 162.19 feet; 2.) thence S 89°38'38" W a distance of 208.00 feet; 3.) thence N 00°16'48" W a distance of 1087.82 feet to the POINT OF BEGINNING.

Containing an area of 594782.55 square feet, 13.654 acres, more or less.

Amended "F": As Written by SurvTech Solutions

A parcel of land being Parcel A, DEER RUN, as recorded in Plat Book 199, Page 37, of the Public Records of Polk County, Florida, lying and being in the Northeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Southeast corner of the Northeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the South boundary of the Northeast 1/4 of said Section 10, S 89°40'53" W a distance of 1336.49 feet; thence departing said South boundary, N 00°16'12" W a distance of 30.00 feet to a point coincident with the North Right-of-way boundary of Neal Road, per DEER RUN, as recorded in Plat Book 199, Page 37, of the Public Records of Polk County, Florida, said point being the Southwest corner of Parcel A, per said plat of

DEER RUN, said point also being the POINT OF BEGINNING; thence coincident with the Westerly boundary of said Parcel A for the following three (3) courses: 1.) N 00°16'12" W a distance of 633.06 feet; 2.) thence S 89°42'18" W a distance of 264.00 feet; 3.) thence N 00°16'12" W a distance of 648.17 feet to a point coincident with the South Right-of-way boundary of South Boulevard East, per said plat of DEER RUN, said point being the Northwest corner of said Parcel A; thence departing said Westerly boundary, coincident with said South Right-of-way boundary, and the Northerly boundary of said Parcel A, N 89°43'42" E a distance of 423.34 feet; thence departing said South Right-of-way boundary, coincident with said Northerly boundary for the following three (3) courses: 1.) S 00°14'36" E a distance of 181.00 feet; 2.) thence N 89°43'42" E a distance of 175.40 feet; 3.) thence N 00°14'36" W a distance of 181.00 feet to a point coincident with the aforesaid South Right-of-way boundary of South Boulevard East; thence coincident with said South Right-of-way boundary, and said Northerly boundary, N 89°43'42" E a distance of 223.00 feet; thence departing said South Right-of-way boundary, coincident with said Northerly boundary for the following three (3) courses: 1.) S 00°16'18" E a distance of 120.00 feet; 2.) thence N 89°43'42" E a distance of 110.00 feet; 3.) thence N 00°16'18" W a distance of 120.00 feet to a point coincident with the aforesaid South Right-of-way boundary of South Boulevard East; thence coincident with said South Right-of-way boundary, and said Northerly boundary, N 89°43'42" E a distance of 336.47 feet to a point marking the Northeast corner of said Parcel A; thence departing said South Right-of-way boundary, and said Northerly boundary, coincident with the Easterly boundary of said Parcel A for the following three (3) courses: 1.) S 00°11'23" E a distance of 647.66 feet; 2.) thence S 89°42'18" W a distance of 668.87 feet; 3.) thence S 00°14'36" E a distance of 632.92 feet to a point coincident with the aforesaid North Right-of-way boundary of Neal Road, said point being the Southeast corner of said Parcel A; thence departing said Easterly boundary, coincident with said North Right-of-way boundary, S 89°40'53" W a distance of 334.14 feet to the POINT OF BEGINNING.

Containing an area of 988050.23 square feet, 22.683 acres, more or less.

Amended "G": As Written by SurvTech Solutions

A parcel of land being Tracts 17-24, 26, 31, and 32, of the Southwest 1/4 of Section 2, Township 27 South, Range 27 East, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said parcel of land also being a portion of Tract 25, of the Southwest 1/4 of Section 2, Township 27 South, Range 27 East, per said plat of FLORIDA DEVELOPMENT CO. TRACT, said parcel of land also being a portion of platted Right-of-way, per said plat of FLORIDA DEVELOPMENT CO. TRACT, as vacated per Official Records Book 12630, Page 79, of the Public Records of Polk County, Florida, lying and being in the Southwest 1/4 of Section 2, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Southwest corner of the Southwest 1/4 of Section 2, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the West boundary of the Southwest 1/4 of said Section 2, N 00°12'06" W a distance of 18.80 feet to a point coincident with the North Maintained Right-of-way boundary of Horseshoe Creek Road per Map Book 4, Page 303, of the Public Records of Polk County, Florida, said point being the POINT OF BEGINNING; thence continue coincident with said West boundary, N 00°12'06" W a distance of 1280.08 feet to a point coincident with the Westerly extension of the South Right-of-way boundary of Palm Street East, per FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida; thence departing said West boundary, coincident with said Westerly extension

and the South Right-of-way boundary of Palm Street East, N 89°36'13" E a distance of 2628.39 feet to a point marking the Northeast corner of Tract 24, of the Southwest 1/4 of said Section 2, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence departing said South Right-of-way boundary, coincident with the West Right-of-way boundary of an unnamed road, per said plat of FLORIDA DEVELOPMENT CO. TRACT, S 00°20'09" E a distance of 1037.13 feet to a point coincident with the Southerly boundary of the lands described per Official Records Book 12471, Page 1260, of the Public Records of Polk County, Florida; thence departing said West Right-of-way boundary, coincident with said Southerly boundary, S 89°35'10" W a distance of 315.73 feet to a point coincident with the East boundary of Tract 26, of the Southwest 1/4 of said Section 2, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence departing said Southerly boundary, coincident with said East boundary, S 00°19'09" E a distance of 245.03 feet to a point marking the Southeast corner of said Tract 26; thence departing said East boundary, coincident with the North Right-of-way boundary of Horseshoe Creek Road, per said plat of FLORIDA DEVELOPMENT CO. TRACT, S 89°33'49" W a distance of 330.80 feet to a point marking the Southwest corner of said Tract 26; thence departing said North Right-of-way boundary, coincident with the West boundary of said Tract 26, N 00°18'08" W a distance of 641.16 feet to a point marking the Southeast corner of Tract 22, of the Southwest 1/4 of said Section 2, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence departing said West boundary, coincident with the South boundary of said Tract 22 and the South boundary of Tracts 19-21, of the Southwest 1/4 of said Section 2, per said plat of FLORIDA DEVELOPMENT CO. TRACT, S 89°35'10" W a distance of 1322.45 feet to a point marking the Northeast corner of Tract 31, of the Southwest 1/4 of said Section 2, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence departing said South boundary, coincident with the East boundary of said Tract 31, S 00°14'07" E a distance of 629.14 feet to a point coincident with the North Right-of-way boundary of Horseshoe Creek Road per Official Records Book 12658, Page 2246, of the Public Records of Polk County, Florida; thence departing said East boundary, coincident with said North Right-of-way boundary for the following six (6) courses: 1.) S 89°24'19" W a distance of 61.78 feet; 2.) thence S 88°53'23" W a distance of 99.99 feet; 3.) thence S 89°38'04" W a distance of 199.89 feet; 4.) thence N 89°50'59" W a distance of 99.92 feet; 5.) thence N 89°23'30" W a distance of 100.09 feet; 6.) thence S 89°17'26" W a distance of 84.95 feet to a point coincident with the West boundary of Tract 32, of the Southwest 1/4 of said Section 2, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence departing said North Right-of-way boundary, coincident with said West boundary, S 00°12'06" E a distance of 10.00 feet to a point coincident with the aforesaid North Maintained Right-of-way boundary of Horseshoe Creek Road per Map Book 4, Page 303; thence departing said West boundary, coincident with said North Maintained Right-of-way boundary, S 89°16'37" W a distance of 15.00 feet to the POINT OF BEGINNING.

Containing an area of 2440213.20 square feet, 56.020 acres, more or less.

Amended "H": As Written by SurvTech Solutions

A parcel of land being a portion of BELLA VITA PHASE 1A AND 1B-1, as recorded in Plat Book 183, Page 8, of the Public Records of Polk County, Florida, a portion of BELLA VITA PHASE 1B-2 AND 2, as recorded in Plat Book 188, Page 8, of the Public Records of Polk County, Florida, and BELLA VITA PHASE 3, as recorded in Plat Book 198, Page 1, of the Public Records of Polk County, Florida, lying and being in Sections 34, 35, Township 26 South, Range 27 East, Polk County, Florida, and Sections 2, 3, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

BEGIN at a point marking the Northeast corner of the Northeast 1/4 of Section 3, Township 27 South, Range 27 East, Polk County, Florida, said point being coincident with the Easterly boundary of BELLA VITA PHASE 1A AND 1B-1, as recorded in Plat Book 183, Page 8, of the Public Records of Polk County, Florida; thence coincident with the East boundary of the Northeast 1/4 of said Section 3, and said Easterly boundary of BELLA VITA PHASE 1A AND 1B-1, S 00°13'11" E a distance of 728.38 feet to a point marking the Northeast corner of BELLA VITA PHASE 1B-2 AND 2, as recorded in Plat Book 188, Page 8, of the Public Records of Polk County, Florida; thence departing said Easterly boundary of BELLA VITA PHASE 1A AND 1B-1, coincident with the East boundary of the Northeast 1/4 of said Section 3, and the Easterly boundary of said BELLA VITA PHASE 1B-2 AND 2, S 00°13'11" E a distance of 585.58 feet; thence continue coincident with said East boundary and said Easterly boundary of BELLA VITA PHASE 1B-2 AND 2, S 00°12'52" E a distance of 15.00 feet; thence departing said East boundary, coincident with said Easterly boundary of BELLA VITA PHASE 1B-2 AND 2, N 89°43'43" E a distance of 986.81 feet to a point marking the Northwest corner of BELLA VITA PHASE 3, as recorded in Plat Book 198, Page 1, of the Public Records of Polk County, Florida; thence departing said Easterly boundary, coincident with the boundary of said BELLA VITA PHASE 3 for the following five (5) courses: 1.) N 89°43'43" E a distance of 1629.77 feet; 2.) thence S 00°37'24" E a distance of 1281.12 feet; 3.) thence S 89°39'34" W a distance of 1380.59 feet; 4.) thence N 00°17'30" W a distance of 200.00 feet; 5.) thence S 89°39'34" W a distance of 750.01 feet to a point coincident with the aforesaid Easterly boundary of BELLA VITA PHASE 1B-2 AND 2; thence departing said boundary of BELLA VITA PHASE 3, coincident with said Easterly boundary, S 00°17'30" E a distance of 200.00 feet to a point coincident with the South boundary of said BELLA VITA PHASE 1B-2 AND 2; thence departing said Easterly boundary, coincident with said South boundary, S 89°39'34" W a distance of 495.14 feet; thence continue coincident with said South boundary, S 89°55'51" W a distance of 14.39 feet to a point coincident with the boundary of the lands described per Official Records Book 11422, Page 431, of the Public Records of Polk County, Florida; thence departing said South boundary, coincident with the boundary of said lands for the following five (5) courses: 1.) N 00°13'49" W a distance of 15.00 feet; 2.) thence S 89°55'51" W a distance of 579.13 feet; 3.) thence N 00°09'26" W a distance of 726.46 feet; 4.) thence S 89°46'32" W a distance of 84.74 feet; 5.) thence S 00°13'36" E a distance of 727.15 feet to a point coincident with the aforesaid South boundary of BELLA VITA PHASE 1B-2 AND 2; thence departing said boundary of the lands described per Official Records Book 11422, Page 431, coincident with said South boundary, S 89°45'56" W a distance of 677.38 feet to a point coincident with the Westerly boundary of said BELLA VITA PHASE 1B-2 AND 2; thence departing said South boundary, coincident with said Westerly boundary for the following fourteen (14) courses: 1.) N 00°16'52" W a distance of 313.97 feet; 2.) thence S 89°51'24" E a distance of 338.79 feet; 3.) thence N 00°15'53" W a distance of 330.31 feet; 4.) thence N 84°23'22" W a distance of 230.47 feet; 5.) thence S 84°13'10" W a distance of 181.35 feet; 6.) thence S 13°16'52" W a distance of 154.95 feet; 7.) thence N 77°32'30" W a distance of 11.12 feet to a point coincident with a tangent curve concave to the South, said curve having a radius of 575.00 feet, a delta angle of 13°43'21" and being subtended by a chord bearing N 84°24'11" W for a distance of 137.39 feet; 8.) thence coincident with the arc of said curve a distance of 137.71 feet; 9.) thence S 88°44'10" W a distance of 84.11 feet; 10.) thence N 00°17'51" W a distance of 801.03 feet; 11.) thence S 89°13'12" E a distance of 339.12 feet; 12.) thence N 00°16'52" W a distance of 807.13 feet; 13.) thence N 76°15'52" W a distance of 7.16 feet; 14.) thence N 00°41'14" W a distance of 272.96 feet; thence departing said Westerly boundary, N 62°20'12" W a distance of 12.11 feet; thence N 35°36'10" W a distance of 290.23 feet to a point coincident with the Westerly boundary of the aforesaid BELLA VITA PHASE 1A AND 1B-1; thence coincident with said Westerly boundary for the following three (3) course: 1.) S 89°00'46" E a distance of 176.85 feet; 2.) thence N 00°48'09" E a distance of 360.00 feet; 3.) thence

N 89°00'48" W a distance of 502.02 feet to a point coincident with the East Right-of-way boundary of US Highway 17-92, per said plat of BELLA VITA PHASE 1A AND 1B-1; thence coincident with said Westerly boundary, and said East Right-of-way boundary, N 13°44'01" E a distance of 542.26 feet; thence departing said East Right-of-way boundary, coincident with said Westerly boundary, S 89°00'46" E a distance of 380.68 feet; thence continue coincident with said Westerly boundary, N 00°48'09" E a distance of 420.63 feet to a point coincident with the North boundary of said BELLA VITA PHASE 1A AND 1B-1; thence departing said Westerly boundary, coincident with said North boundary, S 89°56'45" E a distance of 1334.04 feet; thence continue coincident with said North boundary, N 89°46'08" E a distance of 1312.59 feet to a point coincident with the aforesaid Easterly boundary of BELLA VITA PHASE 1A AND 1B-1; thence departing said North boundary, coincident with said Easterly boundary for the following two (2) courses: 1.) S 00°37'26" E a distance of 1333.53 feet to a point coincident with the South boundary of the Southwest 1/4 of Section 35, Township 26 South, Range 27 East, Polk County, Florida; 2.) thence coincident with the South boundary of the Southwest 1/4 of said Section 35, S 89°47'25" W a distance of 1311.11 feet to the POINT OF BEGINNING.

Containing an area of 10630769.16 square feet, 244.049 acres, more or less.

Total amended area of 19464809.71 square feet, 446.852 acres, more or less.

SECTION VII

REBATE REPORT

\$11,000,000

North Powerline Road Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2022

Dated: June 9, 2022

Delivered: June 9, 2022

Rebate Report to the Computation Date

June 9, 2025

Reflecting Activity To

June 9, 2025



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service Schedule	11
Arbitrage Rebate Calculation Detail Report – Phase-3 Acquisition & Construction Account	13
Arbitrage Rebate Calculation Detail Report – Phase-4 Acquisition & Construction Account	15
Arbitrage Rebate Calculation Detail Report – Reserve Account	17
Arbitrage Rebate Calculation Detail Report – Interest Account	19
Arbitrage Rebate Calculation Detail Report – Costs of Issuance Account	20
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	21



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
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June 11, 2025

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

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

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of May 31, 2026. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

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

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Phase-3 Acquisition & Construction Account	1.933694%	35,797.55	(77,634.43)
Phase-4 Acquisition & Construction Account	1.652802%	23,489.80	(64,322.86)
Reserve Account	3.994415%	66,264.88	(28,819.52)
Interest Account	1.689054%	1,591.70	(4,229.54)
Costs of Issuance Account	1.299203%	11.43	(43.31)
Totals	2.518084%	\$127,155.36	\$(175,049.66)
Bond Yield	5.588202%		
Rebate Computation Credits			(6,495.70)
Net Rebatable Arbitrage			\$(181,545.36)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

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

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

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

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

DEFINITIONS

7. Computation Date

June 9, 2025.

8. Computation Period

The period beginning on June 9, 2022, the date of the closing, and ending on June 9, 2025, the Computation Date.

9. Bond Year

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

10. Bond Yield

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

11. Taxable Investment Yield

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

12. Issue Price

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

13. Rebatable Arbitrage

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

14. Funds and Accounts

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

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

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

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

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

Sources of Funds

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

Uses of Funds

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

PROOF OF ARBITRAGE YIELD

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

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

PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

BOND DEBT SERVICE

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

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

BOND DEBT SERVICE

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.588202%)
12/23/22		3,750.00	4,294.78
01/20/23		101,675.00	115,965.57
01/20/23		13,221.80	15,080.14
01/20/23		7,500.00	8,554.14
01/25/23		25,260.19	28,788.50
02/17/23		2,691.00	3,056.56
02/17/23		51,340.48	58,314.91
02/17/23		96,957.01	110,128.28
02/17/23		3,750.00	4,259.42
03/03/23		3,750.00	4,249.00
03/15/23		3,750.00	4,241.20
03/28/23		350.00	395.06
03/28/23		2,285.63	2,579.88
06/29/23		2,500.00	2,782.81
10/10/23		114.00	124.95
12/21/23		77.00	83.48
08/02/24		-134,274.91	-140,736.68
10/08/24		135,597.87	140,694.44

06/09/25	TOTALS:	35,797.55	-77,634.43

ISSUE DATE:	06/09/22	REBATABLE ARBITRAGE:	-77,634.43
COMP DATE:	06/09/25	NET INCOME:	35,797.55
BOND YIELD:	5.588202%	TAX INV YIELD:	1.933694%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.588202%)
12/20/22		3,750.00	4,296.76
12/23/22		3,750.00	4,294.78
01/18/23		3,750.00	4,278.38
01/20/23		3,750.00	4,277.07
02/17/23		3,750.00	4,259.42
06/08/23		2.00	2.23
07/27/23		1,307.11	1,448.75
09/11/23		430.00	473.40
10/10/23		517.50	567.20
12/04/23		312.00	339.15
02/06/24		167.33	180.17
03/26/24		117.50	125.55
06/21/24		26.55	28.00
08/02/24		-130,959.47	-137,261.69
10/08/24		132,734.14	137,723.08

06/09/25	TOTALS:	23,489.80	-64,322.86

ISSUE DATE:	06/09/22	REBATABLE ARBITRAGE:	-64,322.86
COMP DATE:	06/09/25	NET INCOME:	23,489.80
BOND YIELD:	5.588202%	TAX INV YIELD:	1.652802%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.588202%)
06/09/22	Beg Bal	-758,587.50	-894,983.11
07/05/22		353.31	415.18
08/02/22		710.76	831.78
09/02/22		1,090.16	1,269.93
10/04/22		1,237.55	1,434.58
11/02/22		1,648.35	1,902.61
12/02/22		2,029.66	2,332.01
12/02/22		0.94	1.08
01/04/23		2,310.90	2,642.16
02/02/23		2,453.01	2,792.65
03/02/23		2,347.37	2,660.14
04/04/23		2,675.04	3,016.65
05/02/23		2,733.85	3,069.78
06/02/23		2,973.87	3,323.99
07/05/23		2,917.33	3,244.36
08/01/23		108,790.62	120,505.47
08/02/23		3,055.26	3,383.74
09/05/23		2,719.27	2,996.45
10/03/23		2,637.26	2,893.65
11/01/23		111,640.62	121,970.12
11/02/23		2,734.78	2,987.36
12/04/23		2,199.58	2,390.98
01/03/24		2,271.84	2,458.59
02/02/24		2,262.45	2,437.58
03/04/24		2,102.90	2,254.61
04/02/24		2,248.22	2,400.10
05/02/24		2,172.91	2,309.08
06/04/24		2,247.80	2,376.99
07/02/24		2,176.34	2,291.57
08/01/24		7,687.50	8,058.68
08/02/24		2,247.56	2,355.72
08/02/24		265,234.38	277,998.36
09/04/24		1,141.06	1,190.13
10/02/24		1,033.70	1,073.54
11/04/24		1,009.09	1,042.86
12/02/24		938.73	965.99
12/20/24		1.19	1.22
01/03/25		940.22	962.95
02/04/25		930.59	948.57
03/04/25		811.02	822.90
04/02/25		891.54	900.73

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.588202%)
05/02/25		861.20	866.09
06/09/25	Bal	265,234.38	265,234.38
06/09/25	Acc	1,148.27	1,148.27

06/09/25	TOTALS:	66,264.88	-28,819.52

ISSUE DATE:	06/09/22	REBATABLE ARBITRAGE:	-28,819.52
COMP DATE:	06/09/25	NET INCOME:	66,264.88
BOND YIELD:	5.588202%	TAX INV YIELD:	3.994415%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

06/09/25	TOTALS:	11.43	-43.31

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.588202%)
06/09/23		-1,960.00	-2,188.41
06/09/24		-2,070.00	-2,187.29
06/09/25		-2,120.00	-2,120.00

06/09/25	TOTALS:	-6,150.00	-6,495.70

ISSUE DATE: 06/09/22 REBATABLE ARBITRAGE: -6,495.70
COMP DATE: 06/09/25
BOND YIELD: 5.588202%

SECTION VIII

SECTION A

SECTION 1

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATES **Adopted December 18, 2024¹**

¹ LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2024); In accordance with Chapter 190 of the Florida Statutes, and on December 18, 2024, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the North Powerline Road Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

DEFINITIONS

“Amenities” or “Amenity Facilities”– means the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to the swimming pool, pool deck, and dog park, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – means these Amenity Policies and Rates of the North Powerline Road Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – means the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – means those rates and fees established by the District Board of Supervisors as provided in **Exhibit A** attached hereto.

“Access Card” – means an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – means the Board of Supervisors of the District.

“District” – means the North Powerline Road Community Development District.

“District Staff” – means the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

“Guest” – means any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities or invited for a specific time period and purpose by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – means an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – means a residential unit or a group of individuals residing within a Patron’s home. This does not include visiting friends, guests, relatives or extended family not permanently residing in the home. Upon the District’s request, proof of residency may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” – shall mean those water management and control facilities within the District, including but not limited to stormwater management facilities and ponds.

“Non-Resident” – means any person who does not own property within the District.

“Non-Resident Patron” – means any person or Household not owning property in the District who paid the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – means the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action. Payment of the Annual User Fee entitles the person and their Household full access to the Amenities.

“Patron” – means Residents, Non-Resident Patrons, and Renters who have been assigned Resident’s Rights and Privileges through execution of the “Assignment of Amenity Rights and Privileges” form.

“Renter” – means a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required. Renters shall have Patron rights only upon execution of the “Assignment of Amenity Rights and Privileges” form.

“Resident” – means any person or Household owning property within the District.

The words “hereof,” “herein,” “hereto,” “hereby,” “hereinafter” and “hereunder” and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, as may be applicable.
- (2) **Use at your Own Risk.** ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE AMENITY POLICIES WHICH MAY BE AMENDED FROM TIME TO TIME IN THE DISTRICT'S SOLE DISCRETION. ALL PERSONS USING THE AMENITIES ARE DEEMED TO HAVE READ AND OBTAINED A COPY, IF DESIRED, OF THE MOST RECENT POLICIES. THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY INCIDENTS, ACCIDENTS, PERSONAL INJURY, DEATH, DAMAGE TO OR LOSS OF PROPERTY ARISING FROM THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES. THE DISTRICT DOES NOT PROVIDE SECURITY SERVICES OR SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., USE MAY RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND ACTIONS OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES AND PATRONS WILL BE HELD ACCOUNTABLE FOR THEIR ACTIONS. VIOLATION OF ONE OR MORE OF THE POLICIES STATED HEREIN MAY RESULT IN WARNINGS, SUSPENSION OR TERMINATION OF AMENITY PRIVILEGES. THE DISTRICT WILL PROSECUTE ILLEGAL ACTIVITY TO THE FULL FORCE OF THE LAW.
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the Policies set forth herein and are not responsible for paying the Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies operation and maintenance special assessments ("O&M Assessments") payable by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any O&M Assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's privileges to use the Amenities. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and each Household shall receive two (2) Access Cards.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment to the District. This Non-Resident User Fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron may accompany its Guests during its Guests' use of the Amenities and in every event is responsible for all actions, omissions and negligence of such Guests, including Guests' adherence or failure to adhere,

to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's Amenity privileges. Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Household's access and usage privileges.

- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager on the "Assignment of Amenity Rights and Privileges" form attached hereto as **Exhibit C**, designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** Access Cards will be issued to each Household upon notification of the District with sufficient proof of closing on a unit within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. A maximum of two (2) Access Cards will be issued per Household under all circumstances.

All Patrons must use the Access Card issued to their Household for entrance to the Amenity Facilities. Each Household will be issued two (2) initial Access Cards free of charge. Replacement Access Cards may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards. Patrons are responsible for notifying the District immediately if an Access Card is lost or stolen. The lost or stolen Access Card will be immediately deactivated. Patrons are also responsible for notifying the District when they sell their home. Each Patron shall be responsible for the actions of those individuals using the Patron's Access Card unless said Access Card is reported as being lost or stolen.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable facility, all outdoor Amenities are open only from dawn until dusk (unless herein otherwise noted). No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests should be accompanied by a Patron possessing a valid Access Card at all times or such Guest will be subject to confirmation of right to access the Amenities by District Staff.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for its intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs), golf carts and other electric vehicles are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - (e) **Fireworks / Flames.** Fireworks or open flames of any kind are not permitted anywhere on District owned property or adjacent areas.
 - (f) **Skateboards, Etc.** Bicycles, scooters, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, tot lot, and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.
 - (h) **Firearms.** The possession and use of firearms shall be in strict accordance with Florida law.
 - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
 - (k) **Bounce Houses and Other Structures.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District in writing at least a week in advance of such request. Proof of liability insurance acceptable to the District shall also be

required.

- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned into the Amenity Manager for storage in the lost and found, if one is available. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District Policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
- (p) **Courtesy.** Patrons and Guests shall treat all District Staff and their designees, other Patrons and Guests with courtesy and respect. If District Staff requests that a Patron or Guest leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity privileges.
- (q) **Profanity / Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors / Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in Florida law, including the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property absent express permission by the District subject to the provisions herein. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

A Service Animal ("Service Animals" as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability), must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming is prohibited from 30 minutes before dusk until 30 minutes after dawn pursuant to the Florida Department of Health.
- (2) **Swim at Your Own Risk.** Lifeguards are not on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Non-swimming children should have adult supervision with them and within arm's reach at all times. Persons unable to swim safely and/or without assistance must be accompanied by a capable adult at all times in and around the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device **MUST** be supervised by an adult who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons and Guests not swim alone.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge, or who are experiencing diarrhea may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
- (7) **Conduct.** No cursing, offensive language or gestures, threatening language or behavior, or lewd behavior is allowed.
- (8) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (9) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (10) **Music / Audio.** Radios and other audio devices are prohibited; other than when used with headphones.
- (11) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning. This policy shall be enforced in staffed and unmonitored and unstaffed Amenities.
- (12) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (13) **Entrances.** Pool entrances must be kept clear at all times.
- (14) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (15) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.
- (16) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.

- (17) **Pool Closure.** In addition to local municipal, county and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool will be closed for the following reasons:
- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District Staff.
- (18) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (19) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (20) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District in writing.

DOG PARK POLICIES

The Dog Park is restricted to use only by Patrons of the District and their Guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.

- (1) **Use.** Patrons shall use the Dog Park at their own risk and must comply with all posted signage. Patrons are responsible for the behavior of their dogs at all times. If any dog shows aggressive behavior, the owner must immediately remove the dog from the Dog Park. The District is not responsible for injuries to visiting dogs, their owners, or others using the Dog Park. The Dog Park is exclusively for the use and enjoyment of Patrons' dogs and should not be used for other activities. Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park.
- (2) **Hours of Operation.** The Dog Park may be used from sunrise until sunset.
- (3) **Reservations Not Permitted.** The Dog Park is available to all Patrons on a first-come, first-served basis and cannot be reserved for exclusive use. Play shall be limited to one (1) hour if the Dog Park is at full occupancy and other Patrons are waiting for entry.
- (4) **Supervision.** Patrons must be capable of exerting physical control over their dog(s), and are responsible for the behavior of their dog(s). Dogs must be on leashes at all times, except within the Dog Park area. Dogs inside the Dog park must be under voice control by their handler at all times and continuously supervised with a leash readily available if necessary. If voice control is not possible, do not enter the Dog Park. Dogs may not be left unattended and must be within unobstructed sight of the dog handler. No more than three (3) dogs per handler.
- (5) **Vaccinations.** Dogs must be vaccinated and wear a visible rabies and license tag at all times.
- (6) **Prohibited.** Dogs in heat, dogs with aggressive behavior, and dogs under four (4) months of age are not permitted. Any dogs showing signs of aggression should be removed from the Dog Park immediately. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
- (7) **Attire.** Proper footwear and clothing should be worn while inside the Dog Park.

- (8) **Food and Toys Prohibited.** Human or dog food inside the Dog Park is prohibited. Dog toys and bones are not permitted inside the Dog Park.
- (9) **Clean Up.** Patrons are responsible for removing or cleaning up any trash and must immediately dispose of dog waste and fill any holes dug by their dog(s).
- (10) **Dog Trainers.** Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.
- (11) **No Smoking.** The Dog Park is a designated “No Smoking” area.

LAKES AND PONDS POLICIES

Lakes within the District primarily function as retention ponds to facilitate the District’s system for treatment of stormwater runoff and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure continued operations of the Lakes while allowing limited recreational use.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulations of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Patrons may fish from District Lakes in designated areas only. However, the District has a “catch and release” policy for all fish caught.
- (4) Pets are not allowed in District Lakes.
- (5) Owners of property abutting the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner’s property that detract from the overall beauty and safety of the property. Further, all Owners shall not make improvements on private property that negatively affect the Lakes, including causing erosion or impairments to the Lakes as a stormwater system.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
- (7) No pipes, pumps or other devices used for irrigation, or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (8) No foreign materials may be disposed of in the District Lakes, including, but not limited to tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (9) Beware of wildlife, water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may not be fed. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission (“FWC”). Anyone concerned about an alligator is encouraged to call FWC’s toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).

- (10) Any hazardous conditions concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

SUSPENSION AND TERMINATION OF PRIVILEGES

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2024)

Effective Date: December 18, 2024

In accordance with Chapters 190 and 120 of the Florida Statutes, and on December 18, 2024, at a duly noticed public meeting, the Board of Supervisors (“Board”) of the North Powerline Road Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenities and other properties owned and managed by the District (“Amenity Center” or “Amenity Facilities”).

2. General Rule. All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies established for the safe operations of the District’s Amenity Facilities.

3. Access Card. Access Cards are the property of the District. The District may request surrender of, or may deactivate, an Access Card for violation of the District’s Policies established for the safe operations of the District’s Amenity Facilities.

4. Suspension and Termination of Rights. The District, through its Board of Supervisors (“Board”) and District Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenities or other property located on District property;
- i. Failing to reimburse the District for Amenities or property damaged by such person, or a minor for whom the person has charge, or a Guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests;

- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

5. Suspension Procedures.

- a. ***Immediate Suspension.*** The District Manager or his or her designee has the ability to immediately remove any person from one or all Amenities or issue a suspension for up to sixty (60) days for the Violations described above, or when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's Amenities or property from damage. If, based on the nature of the offense, staff recommends a suspension longer than sixty (60) days, such suspension shall be considered at the next Board meeting. Crimes committed or allegedly committed on District property shall automatically result in an immediate suspension until the next Board meeting.
- b. ***Notice of Suspension.*** The District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

6. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

7. Property Damage Reimbursement. If damage to District property or Amenities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the

letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.

- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager or his/her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all Access Cards associated with an address within the District until such time as the outstanding amounts are paid.

11. Appeal of Board Suspension. After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination

should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

13. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests or invitees and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any grossly negligent act by the Indemnitees.

For purposes of this section, the term "Activities" means the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District, including any use of District property or the Amenities whatsoever.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limited waiver of liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these Policies shall not affect the validity or enforceability of the remaining provisions, or any part of the Policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time provided that the Suspension and Termination of Access Rule and all rates, fees and charges will only be permanently changed during a public hearing and consistent with Chapter 120, Florida Statutes. The Amenity Policies may be changed by vote or consensus of the Board at a public meeting but does not require a public hearing. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

Exhibit A: Amenity Rates

Exhibit B: Amenity Access Registration Form

EXHIBIT A
AMENITY RATES

TYPE	RATE
Annual User Fee	\$2,000.00 - \$4,000.00
Replacement Access Card	\$30.00

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM



North Powerline Road Community Development District

Amenities Access Registration Form

Name: _____

(Resident listed on proof of residency)

Residential Address: _____

(Within North Powerline Road CDD)

Street Address

Davenport

City

FL 33837

State ZIP Code

Mailing Address: _____

(If different from Residential)

Street Address

City

State ZIP Code

Phone: _____

Email: _____

Additional Resident(s): _____

(Using the amenities)

ACCEPTANCE:

I acknowledge that the Access Card(s) will be received by the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my Facility Access Card. It is understood that Facility Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its agents, officers and employees from any and all liability for any injuries that might occur in conjunction with the use of any of the District's amenity facilities (including but not limited to: swimming pools, playground equipment, other facilities), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature: _____

(Parent or Guardian if a minor)

Date: _____

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms and all policies, including the **Guest Policy**, in the **Amenity Policies and Rates** of the North Powerline Road Community Development District.

Signature: _____

(Parent or Guardian if a minor)

Date: _____

PLEASE EMAIL THIS FORM WITH YOUR PROOF OF RESIDENCY TO:

amenityaccess@gmscfl.com

OR MAIL TO:

North Powerline Road CDD
Attn: Amenity Access
219 E Livingston St
Orlando, FL 32801

FOR OFFICE USE ONLY:

Date Received: _____

Date Issued: _____

Card(s): _____

Lease Term End: _____

(For Renter(s) only)

ADDITIONAL INFORMATION REGARDING THE CDD: <http://northpowerlineroadcdd.com>

CONTACT OUR OFFICE: Phone: (689) 500-4540 / Email: amenityaccess@gmscfl.com

TO REPORT AMENITY POLICY VIOLATIONS: Phone: (321) 248-2141

EXHIBIT C
ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

Instructions: All capitalized terms are as defined in the District's Amenity Policies. This form must be completed in its entirety and returned to the District Manager or District Staff, as applicable, in order for amenity access privileges to be granted to any Renter. The form must be completed and signed by all owners and co-owners of the subject property and witnessed. Signatures of agents or property managers acting on behalf of the owner will not be accepted unless accompanied by a properly executed Power of Attorney document granting specific authority to sign the owners' names for this purpose. Upon acceptance of this properly completed document, any Access Cards previously issued to the Household will be deactivated and listed Renters become eligible to apply for Access Cards for the designated lease period. A fee of \$25.00 per Access Card issued is payable by cash or check at the time a card is issued.

Agreement made this date _____ between the owners of the property located at:

(Property address) ("Property")

1. Owners of the Property, by their signatures below, attest the existence of a lawful tenancy with effective dates beginning (date)_____ terminating (date)_____. If length of tenancy is month to month or of an indefinite duration, this Assignment will only be effective for a three (3) month period and after that must be renewed.
2. Owners wish to transfer the rights and privileges to the use and enjoyment of the Amenities within the District to Renters.
3. Upon this transfer, Owners acknowledge their Access Cards will be deactivated as of the date of such transfer.
4. Upon this transfer, Renters acknowledge they must obtain their Access Cards from the District and that Renters have received or have reviewed a copy of the Amenity Policies, dated December 18, 2024, and updated from time to time, to which they agree to follow.
5. Owners acknowledge that nothing in this assignment has any effect on their responsibilities as the owners of the Property to timely pay all North Powerline Road Community Development District fees and special assessments.
6. Renters acknowledge at the end of their tenancy; their Access Cards will be deactivated as of the date their tenancy ends. In the case of a month to month tenancy or a tenancy of indefinite duration acknowledge that their Access Cards will be deactivated after three (3) months but may be renewed by a further assignment by the Owners.
7. Owners and Residents acknowledge that this document is subject to public review under Chapter 119, Florida's Public Records Laws.

{SIGNATURE PAGE FOLLOWS}

ALL OWNERS MUST SIGN BELOW

_____ Owner Signature (required)	_____ Witness Signature (required)
_____ Owner Printed Name (required)	_____ Witness Printed Name (required)
_____	_____

(Additional Owners continue on separate page)

SECTION C

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

North Powerline Road

Community Development District

Summary of Check Register

May 17, 2025 to June 11, 2025

Bank	Date	Check No.'s	Amount
General Fund	5/22/25	917-921	\$ 9,054.53
	6/3/25	922-924	\$ 8,631.02
			<hr/>
			\$ 17,685.55
Total Amount			\$ 17,685.55

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/22/25	00055	5/14/25 53-BID-7	202505 330-57200-48500	POOL PERMIT FY 2025	*	280.00	
				FLORIDA DEPARTMENT OF HEALTH			280.00 000917
5/22/25	00032	5/16/25 12228	202504 310-51300-31500	ATTORNEY SVCS-APR25	*	4,577.33	
				KILINSKI VAN WYK PLLC			4,577.33 000918
5/22/25	00053	5/14/25 65170741	202505 330-57200-48100	PEST CONTROL-MAY25	*	40.00	
				MASSEY SERVICES INC.			40.00 000919
5/22/25	00044	5/20/25 05202025	202505 300-20700-10200	DEBT SERVICE TSFR-SER2020	*	2,326.41	
		5/20/25 05202025	202505 300-20700-10200	DEBT SERVICE TSFR-SER2022	*	1,740.58	
				NORTH POWERLINE ROAD CDD C/O USBANK			4,066.99 000920
5/22/25	00034	5/13/25 17914	202505 320-53800-47300	REPLACE DRIPLINE BREAKS	*	90.21	
				PRINCE & SONS INC.			90.21 000921
6/03/25	00066	6/03/25 06032025	202506 300-15500-10000	DR PLAYGRND LEASE-JUL25	*	3,048.12	
				HEIDI BONNETT			3,048.12 000922
6/03/25	00059	3/31/25 12107501	202503 330-57200-34500	SECURITY SVCS-MAR25	*	3,192.20	
				SECURITAS SECURITY SERVICES USA,INC			3,192.20 000923
6/03/25	00054	6/03/25 06032025	202506 300-15500-10000	PLAYGRND/FUR LEASE-JUL25	*	2,390.70	
				WHFS LLC			2,390.70 000924
TOTAL FOR BANK A						17,685.55	
TOTAL FOR REGISTER						17,685.55	

SECTION 2

North Powerline Road
Community Development District

Unaudited Financial Reporting
May 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Series 2020 Debt Service Fund</u>
6	<u>Series 2022 Debt Service Fund</u>
7	<u>Series 2020 Capital Projects Fund</u>
8	<u>Series 2022 Capital Projects Fund</u>
9-10	<u>Month to Month</u>
11	<u>Long Term Debt Summary</u>
12	<u>Assessment Receipt Schedule</u>

North Powerline Road
Community Development District
Combined Balance Sheet
May 31, 2025

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Total Governmental Funds
Assets:					
Operating Account	\$ 210,764	\$ -	\$ -	\$ -	\$ 210,764
Capital Projects Account	\$ -	\$ -	\$ -	\$ 833	\$ 833
State Board of Administration	\$ 564,482	\$ -	\$ -	\$ -	\$ 564,482
Investments:					
Capital Reserve - Money Market	\$ -	\$ 152,080	\$ -	\$ -	\$ 152,080
<u>Series 2020</u>					
Reserve	\$ -	\$ -	\$ 355,933	\$ -	\$ 355,933
Revenue	\$ -	\$ -	\$ 324,360	\$ -	\$ 324,360
Prepayment	\$ -	\$ -	\$ 302	\$ -	\$ 302
<u>Series 2022</u>					
Reserve	\$ -	\$ -	\$ 265,234	\$ -	\$ 265,234
Revenue	\$ -	\$ -	\$ 344,758	\$ -	\$ 344,758
Due from Developer	\$ 9,911	\$ -	\$ -	\$ -	\$ 9,911
Due from Other	\$ 1,750	\$ -	\$ -	\$ -	\$ 1,750
Prepaid Expenses	\$ 5,439	\$ -	\$ -	\$ -	\$ 5,439
Total Assets	\$ 792,346	\$ 152,080	\$ 1,290,587	\$ 833	\$ 2,235,847
Liabilities:					
Accounts Payable	\$ 19,830	\$ 17,427	\$ -	\$ -	\$ 37,256
Total Liabilities	\$ 19,830	\$ 17,427	\$ -	\$ 0	\$ 37,256
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 5,439	\$ -	\$ -	\$ -	\$ 5,439
Restricted for:					
Debt Service - Series 2020	\$ -	\$ -	\$ 680,595	\$ -	\$ 680,595
Debt Service - Series 2022	\$ -	\$ -	\$ 609,993	\$ -	\$ 609,993
Capital Projects - Series 2020	\$ -	\$ -	\$ -	\$ 833	\$ 833
Assigned for:					
Capital Reserves	\$ -	\$ 134,654	\$ -	\$ -	\$ 134,654
Unassigned	\$ 767,077		\$ -	\$ -	\$ 767,077
Total Fund Balances	\$ 772,516	\$ 134,654	\$ 1,290,587	\$ 833	\$ 2,198,591
Total Liabilities & Fund Balance	\$ 792,346	\$ 152,080	\$ 1,290,587	\$ 833	\$ 2,235,847

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 771,872	\$ 771,872	\$ 770,752	\$ (1,120)
Assessments - Direct Bill	\$ 115,155	\$ 86,366	\$ 86,366	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 19,274	\$ 19,274
Interest	\$ -	\$ -	\$ 4,534	\$ 4,534
Miscellaneous	\$ -	\$ -	\$ 90	\$ 90
Total Revenues	\$ 887,027	\$ 858,238	\$ 881,015	\$ 22,777
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 5,000	\$ 3,000
Employer FICA Expense	\$ -	\$ -	\$ 230	\$ (230)
Engineering	\$ 17,500	\$ 11,667	\$ 2,240	\$ 9,427
Attorney	\$ 30,000	\$ 20,000	\$ 16,670	\$ 3,330
Annual Audit	\$ 5,600	\$ -	\$ -	\$ -
Assessment Administration	\$ 8,500	\$ 8,500	\$ 8,500	\$ -
Arbitrage	\$ 2,250	\$ 450	\$ 450	\$ -
Dissemination	\$ 9,000	\$ 6,000	\$ 5,750	\$ 250
Trustee Fees	\$ 20,205	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 45,000	\$ 30,000	\$ 30,000	\$ -
Information Technology	\$ 1,985	\$ 1,323	\$ 1,323	\$ (0)
Website Maintenance	\$ 1,323	\$ 882	\$ 882	\$ -
Postage & Delivery	\$ 1,000	\$ 667	\$ 882	\$ (216)
Insurance	\$ 8,840	\$ 8,840	\$ 6,631	\$ 2,209
Copies	\$ 500	\$ 333	\$ 125	\$ 208
Legal Advertising	\$ 10,000	\$ 6,667	\$ 3,767	\$ 2,899
Other Current Charges	\$ 2,500	\$ 1,667	\$ 346	\$ 1,320
Boundary Amendment Expenses	\$ -	\$ -	\$ 19,274	\$ (19,274)
Office Supplies	\$ 250	\$ 167	\$ 17	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 176,627	\$ 109,377	\$ 106,303	\$ 3,074
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 27,500	\$ 27,500	\$ 21,530	\$ 5,970
Field Management	\$ 20,000	\$ 13,333	\$ 13,333	\$ -
Landscape Maintenance	\$ 160,000	\$ 106,667	\$ 78,470	\$ 28,197
Landscape Replacement	\$ 25,000	\$ 16,667	\$ 1,396	\$ 15,271
Lake Maintenance	\$ 15,204	\$ 10,136	\$ 9,199	\$ 937
Fountain Maintenance	\$ 1,800	\$ 1,200	\$ -	\$ 1,200
Streetlights	\$ 112,000	\$ 74,667	\$ 103,179	\$ (28,513)
Electric	\$ 9,000	\$ 6,000	\$ 2,259	\$ 3,741
Water & Sewer	\$ 2,400	\$ 1,600	\$ 972	\$ 628
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 5,000	\$ 3,333	\$ 1,497	\$ 1,837
General Repairs & Maintenance	\$ 20,000	\$ 13,333	\$ 7,070	\$ 6,263
Contingency	\$ 7,500	\$ 7,500	\$ 16,499	\$ (8,999)
Subtotal Field Expenditures	\$ 407,904	\$ 283,603	\$ 255,405	\$ 28,197

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Amenity Expenditures				
Amenity - Electric	\$ 18,000	\$ 12,000	\$ 7,065	\$ 4,935
Amenity - Water	\$ 4,000	\$ 2,667	\$ 1,363	\$ 1,304
Playground Lease	\$ 53,688	\$ 35,792	\$ 43,511	\$ (7,718)
Internet	\$ 2,000	\$ 1,333	\$ 1,083	\$ 250
Pest Control	\$ 648	\$ 432	\$ 320	\$ 112
Janitorial Services	\$ 14,060	\$ 9,373	\$ 7,652	\$ 1,721
Security Services	\$ 34,000	\$ 22,667	\$ 15,826	\$ 6,840
Pool Maintenance	\$ 33,300	\$ 22,200	\$ 22,730	\$ (530)
Amenity Access Management	\$ 15,000	\$ 10,000	\$ 10,000	\$ -
Amenity Repairs & Maintenance	\$ 12,500	\$ 8,333	\$ 4,351	\$ 3,982
Hog Trap	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Holiday Decorations	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Contingency	\$ 7,500	\$ 5,000	\$ 4,354	\$ 646
Subtotal Amenity Expenditures	\$ 207,196	\$ 140,631	\$ 125,755	\$ 14,876
Total Operations & Maintenance	\$ 615,100	\$ 424,234	\$ 381,161	\$ 43,073
Total Expenditures	\$ 791,727	\$ 533,610	\$ 487,463	\$ 46,147
<i>Other Financing Uses</i>				
Transfer Out - Capital Reserves	\$ 95,300	\$ -	\$ -	\$ -
Total Other Financing Uses	\$ 95,300	\$ -	\$ -	\$ -
Total Expenditures & Other Financing Uses	\$ 887,027	\$ 533,610	\$ 487,463	\$ 46,147
Net Change in Fund Balance	\$ (0)		\$ 393,552	
Fund Balance - Beginning	\$ -		\$ 378,964	
Fund Balance - Ending	\$ (0)		\$ 772,516	

North Powerline Road

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues				
Interest	\$ 2,000	\$ 2,000	\$ 3,991	\$ 1,991
Total Revenues	\$ 2,000	\$ 2,000	\$ 3,991	\$ 1,991
Expenditures:				
Chair Lift Replacement	\$ 10,500	\$ 10,500	\$ 13,300	\$ (2,800)
Fountain Replacement	\$ 13,500	\$ 8,253	\$ 8,253	\$ -
Playground Fence	\$ 10,000	\$ -	\$ -	\$ -
Contingency	\$ 1,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 35,000	\$ 18,753	\$ 21,553	\$ (2,800)
Excess (Deficiency) of Revenues over Expenditures	\$ (33,000)		\$ (17,562)	
Other Financing Sources				
Transfer In - General Fund	\$ 95,300	\$ -	\$ -	\$ -
Total Other Financing Sources	\$ 95,300	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 62,300		\$ (17,562)	
Fund Balance - Beginning	\$ 92,623		\$ 152,216	
Fund Balance - Ending	\$ 154,923		\$ 134,654	

North Powerline Road

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 712,525	\$ 712,525	\$ 711,485	\$ (1,039)
Interest	\$ 8,000	\$ 8,000	\$ 21,146	\$ 13,146
Total Revenues	\$ 720,525	\$ 720,525	\$732,632	\$ 12,107
Expenditures:				
Interest - 11/1	\$ 222,391	\$ 222,391	\$ 222,391	\$ -
Principal - 5/1	\$ 270,000	\$ 270,000	\$ 270,000	\$ -
Interest - 5/1	\$ 222,391	\$ 222,391	\$ 222,391	\$ -
Total Expenditures	\$ 714,781	\$ 714,781	\$ 714,781	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,743		\$ 17,851	
Fund Balance - Beginning	\$ 305,857		\$ 662,744	
Fund Balance - Ending	\$ 311,600		\$ 680,595	

North Powerline Road

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Assessments - On Roll	\$ 533,100	\$ 533,100	\$ 532,322	\$ (778)
Interest	\$ 30,000	\$ 30,000	\$ 17,676	\$ (12,324)
Total Revenues	\$ 563,100	\$ 563,100	\$ 549,998	\$ (13,101)
Expenditures:				
Interest - 11/1	\$ 206,778	\$ 206,778	\$ 206,778	\$ -
Principal - 5/1	\$ 115,000	\$ 115,000	\$ 115,000	\$ -
Interest - 5/1	\$ 206,778	\$ 206,778	\$ 206,778	\$ -
Total Expenditures	\$ 528,556	\$ 528,556	\$ 528,556	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 34,544		\$ 21,442	
Net Change in Fund Balance	\$ 34,544		\$ 21,442	
Fund Balance - Beginning	\$ 426,912		\$ 588,550	
Fund Balance - Ending	\$ 461,455		\$ 609,993	

North Powerline Road

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 1,000	\$ 1,000
Interest	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ -	\$ -	\$ 1,002	\$ 1,002
Expenditures:				
Capital Outlay - Phase 1	\$ -	\$ -	\$ 33	\$ (33)
Capital Outlay - Phase 2	\$ -	\$ -	\$ 422	\$ (422)
Admin Contingency	\$ -	\$ -	\$ 462	\$ (462)
Total Expenditures	\$ -	\$ -	\$ 917	\$ (917)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 85	
Net Change in Fund Balance	\$ -	\$ -	\$ 85	
Fund Balance - Beginning	\$ -	\$ -	\$ 748	
Fund Balance - Ending	\$ -	\$ -	\$ 833	

North Powerline Road

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 1,898	\$ 1,898
Interest	\$ -	\$ -	\$ 1,272	\$ 1,272
Total Revenues	\$ -	\$ -	\$ 3,170	\$ 3,170
Expenditures:				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 135,943	\$ (135,943)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 134,288	\$ (134,288)
Total Expenditures	\$ -	\$ -	\$ 270,230	\$ (270,230)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (267,060)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ (267,060)	
Fund Balance - Beginning	\$ -	\$ -	\$ 267,060	
Fund Balance - Ending	\$ -	\$ -	\$ -	

North Powerline Road
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 23,530	\$ 725,252	\$ 5,697	\$ 4,230	\$ 3,207	\$ 6,336	\$ 2,499	\$ -	\$ -	\$ -	\$ -	\$ 770,752
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ 57,578	\$ -	\$ -	\$ 28,789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86,366
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ 6,883	\$ -	\$ 2,481	\$ -	\$ 9,911	\$ -	\$ -	\$ -	\$ -	\$ 19,274
Lease Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 3	\$ 2	\$ 10	\$ 17	\$ 7	\$ 283	\$ 2,068	\$ 2,143	\$ -	\$ -	\$ -	\$ -	\$ 4,534
Miscellaneous	\$ -	\$ -	\$ 60	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90
Total Revenues	\$ 3	\$ 23,533	\$ 725,322	\$ 70,174	\$ 4,237	\$ 5,970	\$ 37,223	\$ 14,553	\$ -	\$ -	\$ -	\$ -	\$ 881,015

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 600	\$ 1,400	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Employer FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 230
Engineering	\$ 640	\$ 768	\$ 470	\$ 363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,240
Attorney	\$ 637	\$ 2,302	\$ 2,524	\$ 522	\$ 2,247	\$ 2,754	\$ 4,577	\$ 1,107	\$ -	\$ -	\$ -	\$ -	\$ 16,670
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 8,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,500
Arbitrage	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ 5,750
Trustee Fees	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Information Technology	\$ 165	\$ 165	\$ 165	\$ 165	\$ 165	\$ 165	\$ 165	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ 1,323
Website Maintenance	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ 882
Postage & Delivery	\$ 50	\$ 11	\$ 67	\$ 329	\$ 102	\$ 141	\$ 88	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ 882
Insurance	\$ 6,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,631
Printing & Binding	\$ 2	\$ -	\$ -	\$ 69	\$ -	\$ 52	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125
Legal Advertising	\$ -	\$ 1,019	\$ -	\$ -	\$ -	\$ -	\$ 2,452	\$ 297	\$ -	\$ -	\$ -	\$ -	\$ 3,767
Other Current Charges	\$ 41	\$ 44	\$ 42	\$ 41	\$ 45	\$ 45	\$ 45	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ 346
Boundary Amendment Expenses	\$ 3,861	\$ 2,095	\$ 927	\$ 6,981	\$ 3,596	\$ 1,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,274
Office Supplies	\$ 1	\$ -	\$ 3	\$ 3	\$ 1	\$ 3	\$ 3	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ 17
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 25,314	\$ 11,614	\$ 10,208	\$ 17,572	\$ 10,767	\$ 10,661	\$ 13,020	\$ 7,147	\$ -	\$ -	\$ -	\$ -	\$ 106,303

Operations & Maintenance

Field Expenditures													
Property Insurance	\$ 21,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,530
Field Management	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ -	\$ -	\$ 13,333
Landscape Maintenance	\$ 9,656	\$ 10,746	\$ 9,656	\$ 9,656	\$ 9,656	\$ 9,656	\$ 9,786	\$ 9,656	\$ -	\$ -	\$ -	\$ -	\$ 78,470
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 990	\$ -	\$ 406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,396
Lake Maintenance	\$ 2,773	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ -	\$ -	\$ -	\$ -	\$ 9,199
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 13,074	\$ 13,074	\$ 13,074	\$ 13,074	\$ 12,735	\$ 12,729	\$ 12,611	\$ 12,810	\$ -	\$ -	\$ -	\$ -	\$ 103,179
Electric	\$ 415	\$ 132	\$ 229	\$ 325	\$ 324	\$ 251	\$ 272	\$ 311	\$ -	\$ -	\$ -	\$ -	\$ 2,259
Water & Sewer	\$ 17	\$ 17	\$ 17	\$ 17	\$ -	\$ 343	\$ 287	\$ 273	\$ -	\$ -	\$ -	\$ -	\$ 972
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 89	\$ 214	\$ 195	\$ 357	\$ 217	\$ 155	\$ 179	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ 1,497
General Repairs & Maintenance	\$ 400	\$ 1,637	\$ 2,338	\$ 1,229	\$ 509	\$ 807	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,070
Contingency	\$ -	\$ -	\$ 545	\$ -	\$ 7,700	\$ 5,254	\$ 2,947	\$ 54	\$ -	\$ -	\$ -	\$ -	\$ 16,499
Subtotal Field Expenditures	\$ 49,621	\$ 28,405	\$ 28,639	\$ 27,244	\$ 34,715	\$ 31,779	\$ 29,222	\$ 25,779	\$ -	\$ -	\$ -	\$ -	\$ 255,405

North Powerline Road
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures													
Amenity - Electric	\$ 1,681	\$ -	\$ 990	\$ 898	\$ 655	\$ 856	\$ 975	\$ 1,011	\$ -	\$ -	\$ -	\$ -	7,065
Amenity - Water	\$ 218	\$ 200	\$ 229	\$ 260	\$ 444	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,363
Playground Lease	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ -	\$ -	\$ -	\$ -	43,511
Internet	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ -	\$ -	\$ -	\$ -	1,083
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	320
Janitorial Services	\$ 800	\$ 1,122	\$ 800	\$ 900	\$ 1,000	\$ 1,030	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	7,652
Security Services	\$ 1,824	\$ 2,576	\$ 2,026	\$ 1,772	\$ 1,822	\$ 3,192	\$ -	\$ 2,613	\$ -	\$ -	\$ -	\$ -	15,826
Pool Maintenance	\$ 3,200	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 2,750	\$ 3,030	\$ -	\$ -	\$ -	\$ -	22,730
Amenity Access Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	10,000
Amenity Repairs & Maintenance	\$ 3,526	\$ -	\$ 425	\$ -	\$ 225	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	4,351
Hog Trap	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Holiday Decorations	\$ -	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,500
Contingency	\$ -	\$ -	\$ 4,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,354
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 18,113	\$ 21,013	\$ 18,438	\$ 13,444	\$ 13,760	\$ 14,705	\$ 11,764	\$ 14,518	\$ -	\$ -	\$ -	\$ -	125,755
Total Operations & Maintenance	\$ 67,734	\$ 49,418	\$ 47,078	\$ 40,688	\$ 48,475	\$ 46,484	\$ 40,986	\$ 40,297	\$ -	\$ -	\$ -	\$ -	381,161
Total Expenditures	\$ 93,049	\$ 61,032	\$ 57,286	\$ 58,260	\$ 59,241	\$ 57,145	\$ 54,006	\$ 47,444	\$ -	\$ -	\$ -	\$ -	487,463
Other Financing Uses													
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures & Other Financing Uses	\$ 93,049	\$ 61,032	\$ 57,286	\$ 58,260	\$ 59,241	\$ 57,145	\$ 54,006	\$ 47,444	\$ -	\$ -	\$ -	\$ -	487,463
Net Change in Fund Balance	\$ (93,046)	\$ (37,499)	\$ 668,036	\$ 11,914	\$ (55,004)	\$ (51,175)	\$ (16,783)	\$ (32,892)	\$ -	\$ -	\$ -	\$ -	393,552

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)
Less: Principal Payment - 05/01/25		(\$270,000)
Current Bonds Outstanding		\$11,625,000

Series 2022, Special Assessment Revenue Bonds		
Maturity Date:	5/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$265,234	
Reserve Fund Balance	\$265,234	
Bonds Outstanding - 06/09/22		\$11,000,000
Less: Principal Payment - 05/01/23		(\$150,000)
Less: Special Call - 08/01/23		(\$1,560,000)
Less: Special Call - 11/01/23		(\$1,605,000)
Less: Principal Payment - 05/01/24		(\$115,000)
Less: Special Call - 08/01/24		(\$110,000)
Less: Principal Payment - 05/01/25		(\$115,000)
Current Bonds Outstanding		\$7,345,000

North Powerline Road CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

ON ROLL ASSESSMENTS

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

38.26% 35.32% 26.42% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	General Fund	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
03/07/25	02/01-02/28/25	\$8,638.57	(\$86.35)	(\$171.04)	\$0.00	\$0.00	\$8,381.18	\$3,206.56	\$2,960.00	\$2,214.62	\$8,381.18
04/11/25	03/01-03/31/25	\$16,843.23	\$0.00	(\$336.86)	\$0.00	\$0.00	\$16,506.37	\$6,315.19	\$5,829.58	\$4,361.60	\$16,506.37
04/30/25	01/01-03/31/25	\$0.00	\$0.00	\$0.00	\$55.22	\$0.00	\$55.22	\$21.13	\$19.50	\$14.59	\$55.22
05/09/25	04/01-04/30/25	\$6,665.28	\$0.00	(\$133.31)	\$0.00	\$0.00	\$6,531.97	\$2,499.07	\$2,306.91	\$1,725.99	\$6,531.97
TOTAL		\$ 2,161,994.20	\$ (87,385.40)	\$ (41,492.17)	\$ 3,136.24	\$ (21,693.57)	\$ 2,014,559.30	\$ 770,751.63	\$ 711,485.38	\$ 532,322.29	\$ 2,014,559.30

100%	Net Percent Collected
\$ 2,942.65	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		
3/28/25	2/1/25	2620/2621/2622	\$ 28,788.75	\$ 28,788.75		
	5/1/25		\$ 28,788.75	\$ -		
			\$ 115,155.01	86,366.26		

SECTION 3



April 22, 2025

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

RE: North Powerline Road Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **816** registered voters within the North Powerline Road Community Development District. This number of registered voters in said District as of **April 15, 2025**.

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

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov

Para asistencia en Español, por favor de llamar al (863) 534-5888