

*North Powerline Road
Community Development District*

Meeting Agenda

April 22, 2026

AGENDA

North Powerline Road Community Development District

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

April 15, 2026

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, April 22, 2026 at 10:00 AM** at the **Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida 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 March 25, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-07 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget (Suggested Date: July 22, 2026)
5. Consideration of Proposal for Traffic Study
6. Consideration of Resolution 2026-08 General Election Resolution & Announcement of Qualifying Period
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Installation of Bike Rack
 - ii. Consideration of Proposal for Installation of Playground Rules Signage (Phases 1 & 4)
 - iii. Consideration of Proposal for Quarterly Fountain Maintenance
 - iv. Consideration of Proposals/Estimates to Replace Freeze-Damaged Plants
 - a) Deer Run
 - b) Horse Creek
 - v. Consideration of Proposal/Estimate for Stormwater Ponds Grading Repairs & Sod Installation
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—950
8. Other Business
9. Supervisors Requests and Audience Comments
10. 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, March 25, 2026**, at 10:00 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Shockley	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
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 March 25, 2026, 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 Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period *(Public Comments are limited to (3) minutes each)*

Ms. Burns opened the public comment period. There were no members of public present at the meeting. There being no comments, the public comment period was closed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 25, 2026
Board of Supervisors Meeting**

Ms. Burns presented the minutes of February 25, 2026, Board of Supervisors meeting and asked for any comments, corrections, or changes. There were no comments or corrections.

On MOTION by Ms. Shockley, seconded by Mr. Diaz, with all in favor, the Minutes of February 25, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS Public Hearing

A. Public Hearing on the Adoption of Amended and Restated Rules Relating to Parking & Parking Enforcement

Ms. Burns stated this is the public hearing for the adoption of amended and restated rules relating to parking and parking enforcement. She noted the public hearing has been advertised. She asked for a motion to open the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Opening the Public Hearing, was approved.

i. Presentation of Maps for Discussion Regarding Parking Policy Expansion

Ms. Burns stated the resolution updates the street parking and towing policies by adding Bella Vida Phase 3 and Deer Run to the areas covered, as home construction is nearly complete there. Previously, these areas did not have such policies because they were still being built. The policy also clarifies rules for abandoned and broken-down vehicles, specifying that vehicles without license plates, expired registrations, those visibly not operational, or unmoved for seven days are considered abandoned or broken down. This change provides clearer guidance for residents and the towing vendor. Additionally, the policy replaces the term "commercial vehicle" with "oversized vehicle," categorizing larger vehicles (such as dual rear wheel pickups, trailers, motor coaches, and mobile homes) as oversized. Decals or advertisements on regular vehicles are no longer grounds for enforcement due to recent legal recommendations, so only vehicle size now determines enforcement.

ii. Consideration of Resolution 2026-05 Adopting Amended and Restated Rules Relating to Parking & Parking Enforcement

Ms. Burns stated the Board is resuming discussion on the parking policy, referencing included maps that show the updated areas. Green areas on the maps indicate where street parking is allowed. In the townhome section, street parking is limited mostly to the end caps due to short driveway lengths that cannot accommodate parked vehicles without blocking driveways. Dedicated parking spots for the area are marked in a purple-pink color on the maps.

A Board member asked about situations where a vehicle is parked on the grass between the sidewalk and curb in a no parking zone. Ms. Burns explained that such violations are typically reported to the HOA, which handles parking infractions involving grass or private property. If a vehicle is parked on a resident's private property without permission, residents are advised to contact the police as that constitutes trespassing. The CDD's towing policy only applies to vehicles parked on the roadway; enforcement actions for vehicles off the road are handled by the HOA or police, depending on the location and nature of the violation.

A Board member questioned situations where a vehicle is parked partially in their driveway or on the grass. Ms. Burns stated that if a vehicle is blocking access to private property, it becomes a police matter because the CDD cannot determine ownership or designate whether a car is trespassing; the CDD does not tow for driveway blockages unless a vehicle is in a no parking zone on the street. For vehicles parked on CDD-maintained common areas, the CDD can enforce towing. She noted that parking is only allowed in designated areas marked by asphalt, and parking on grass is prohibited, although this policy language will be clarified further in official documents.

On MOTION by Mr. Diaz, seconded by Ms. Shockley, with all in favor, Resolution 2026-05 Adopting Amended and Restated Rules Relating to Parking & Parking Enforcement, was approved.

iii. Presentation of Proposal for Parking Signage for Expansion Area

Ms. Burns stated that Mr. Tindall put together the map for the areas where the signs go based on the policy that was just approved. She noted this is in the package for review. The proposal includes 36 "Parking Allowed" signs with arrows and 4 parking policy signs, which will be posted at entrances to indicate no on-street parking except where specified. Mailbox signs are also part of the plan. The total cost for all signage is listed as \$9,007.18.

Mr. Tindall discussed whether to add two additional signs for overflow parking in Phase 3 with the option to include them for an extra \$360. The conversation centered around clarifying the purpose of these signs which was to indicate that parking is allowed in designated spots and to permit overnight parking. There was a debate about whether signage is necessary since the spots are already striped and dedicated, but staff suggested that adding the signs would make the policy clear and prevent confusion.

On MOTION by Mr. Diaz, seconded by Ms. Roden, with all in favor, the Proposal for Parking Signage for Expansion Area totaling \$9,007.18, was approved.

iv. Consideration of Towing Services Agreement with Bolton’s Towing Service

Ms. Burns stated the Board is considering a new towing services agreement with Bolton because the community was dissatisfied with the current vendor, mainly due to a lack of responsiveness. Bolton has experience in the area, meets all legal requirements, and is viewed as more responsive to staff needs. The arrangement would remain the same: enforcement would be random, and the revenue from towing would go to the vendor. To proceed, the Board would need to first terminate the agreement with the current vendor, then approve the new agreement with Bolton. There was a motion to terminate the agreement from Alex.

On MOTION by Mr. Diaz, seconded by Ms. Spencer, with all in favor, Terminating the Existing Towing agreement, was approved.

Ms. Burns asked for a motion to approve the new towing services with Bolton. Ms. Burns focused on the transition to a new towing services agreement with Bolton. There was mention of a possible 30-day termination period in the current contract, but it was clarified that termination can take effect immediately once Bolton is under contract and their signs are installed. There may be a brief lag during the changeover as the previous vendor removes their signs and Bolton sets up theirs, but everything can proceed quickly once the agreement is signed. The new vendor's signs will provide the necessary contact information.

On MOTION by Mr. Diaz, seconded by Ms. Roden, with all in favor, the Towing Services Agreement with Bolton’s Towing Services, was approved.

Ms. Burns asked for a motion to Close the Public Hearing.

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-06
Directing Chairman and District Staff to File
a Petition Amending District Boundaries**

Ms. Burns presented Resolution 2026-06. She discussed upcoming changes to the North Powerline Road Community Development District specifically that Phases 5 and 6, which were originally planned, will no longer proceed. The developer has decided to remove those properties from the District's boundaries, meaning the community will be built out as currently established with no future phases. A resolution to amend the District boundaries was presented, clarifying that all costs associated with the boundary amendment will be covered by the developer, not the District. The Board noted one parcel's acreage may change slightly, so approval was sought in substantial form to allow for minor adjustments if needed. There was also discussion about whether the removed parcel would be dedicated to the county or simply excluded from the District. She asked for a motion to approve in Substantial form.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Resolution 2026-06 Directing Chairman and District Staff to File a Petition Amending District Boundaries, was approved in substantial form.

SIXTH ORDER OF BUSINESS

**Consideration of Boundary Amendment
Funding Agreement**

Ms. Burns presented the Boundary Amendment Funding Agreement. Under this agreement, any costs associated with the amending of the boundaries of the District will be billed to them. The District will send a funding request for costs related to boundary amendments, and GLK will provide the necessary funds. The agreement serves as confirmation of GLK's commitment to cover these expenses.

On MOTION by Ms. Shockley, seconded by Mr. Diaz, with all in favor, the Boundary Amendment Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock stated she had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Tindall reviewed the field manager's report and highlighted several recent facility updates and ongoing maintenance efforts. The report, on page 55 of the agenda package, includes new dog stations that have been installed and are now being serviced, as well as repairs to the drinking fountain at the amenity center, which is now functioning properly. Minor fence repairs continue, with newly installed fences holding up well while some peripheral fences required attention due to recent storms. Janitorial and pool vendor services are routine, with additional pool cleaning scheduled to address seasonal oak tree debris. Pond levels remain low but are improving with recent rainfall, and staff also completed extra trash removal in certain areas after a storm.

Mr. Tindall noted that pending projects include the installation of benches and lighting, with all parts ready and scheduling underway. The bike rack at the amenity center is heavily used, and the Board may consider adding another rack, either as part of next year's budget or as a separate proposal. A Board member brought up concern about the heavy usage of a bike rack in the park and the resulting challenges. The Board note that the rack is often filled because people park their bikes and leave, sometimes for extended periods, effectively using the rack as storage. It is mentioned that bikes are locked up and remain unmoved for weeks, blocking access for others who wish to use the rack for short-term parking while visiting the pool or park. The Board discussed adding another rack or considering signage limiting overnight storage. The Board acknowledged the positive aspect of community engagement with the amenity but debated if the budget should accommodate more racks and what policies should be in place to address long-term

bike storage. The Board directed staff to obtain a quote for an additional bike rack and to possibly revisit time restrictions if both racks become consistently full.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns stated the check register from February 13th through March 15th is in the packet for review.

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

ii. Balance Sheet & Income Statement

Ms. Burns stated the balance sheet and income statement is through the month of February and it is in the package for review. There were no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Burns if there were any comments.

Resident (Joe) expressed concerns about bike and scooter parking, pointing out that without clear signage people often ignore proper parking rules and take advantage of the lack of enforcement. Even when signs are present, many residents still park improperly in grassy areas, causing damage that everyone ends up paying for. He stated that the front of the community often looks unattractive due to bare landscaping and litter left by children and residents. He suggested adding more visible signs and possibly a flower bed to deter improper use and improve the community’s appearance. He also highlighted ongoing frustrations with limited parking, residents not respecting parking agreements, and a general lack of consideration for shared spaces.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the North Powerline Road Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	Wednesday, July 22, 2026
HOUR:	10:00 a.m.
LOCATION:	Offices of PRIME Community Management 375 Avenue A SE Winter Haven, Florida 33880

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to City of Davenport, City of Haines City, and Polk County, Florida at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22nd DAY OF APRIL 2026.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Exhibit A
Proposed Budget for Fiscal Year 2027

North Powerline Road
Community Development District

Proposed Budget
FY2027



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North Powerline Road
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Roll	\$ 898,933	\$ 877,225	\$ 21,708	\$ 898,933	\$ 898,933
Assessments - Direct	\$ 64,728	\$ 32,363	\$ 32,365	\$ 64,728	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 43	\$ 43	\$ -
Interest	\$ -	\$ 7,134	\$ 4,162	\$ 11,296	\$ 5,648
Total Revenues	\$ 963,661	\$ 916,722	\$ 58,278	\$ 975,000	\$ 904,581
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 3,400	\$ 7,000	\$ 10,400	\$ 12,000
Employer FICA Expense	\$ 918	\$ 260	\$ 536	\$ 796	\$ 918
Engineering	\$ 15,000	\$ 235	\$ 8,750	\$ 8,985	\$ 15,000
Attorney	\$ 30,000	\$ 10,092	\$ 17,500	\$ 27,592	\$ 30,000
Annual Audit	\$ 4,150	\$ -	\$ 4,150	\$ 4,150	\$ 4,250
Assessment Administration	\$ 8,755	\$ 8,755	\$ -	\$ 8,755	\$ 9,193
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 7,180	\$ 2,575	\$ 3,605	\$ 6,180	\$ 6,489
Trustee Fees	\$ 13,335	\$ 6,022	\$ 7,314	\$ 13,335	\$ 13,335
Management Fees	\$ 47,500	\$ 19,792	\$ 27,708	\$ 47,500	\$ 49,875
Information Technology	\$ 2,044	\$ 852	\$ 1,192	\$ 2,044	\$ 2,146
Website Maintenance	\$ 1,363	\$ 568	\$ 795	\$ 1,363	\$ 1,431
Postage & Delivery	\$ 1,300	\$ 633	\$ 1,750	\$ 2,383	\$ 2,500
Insurance	\$ 7,626	\$ 7,460	\$ -	\$ 7,460	\$ 8,206
Copies	\$ 500	\$ 94	\$ 292	\$ 385	\$ 500
Legal Advertising	\$ 5,000	\$ 1,758	\$ 2,917	\$ 4,675	\$ 5,000
Other Current Charges	\$ 1,250	\$ 247	\$ 350	\$ 597	\$ 625
Boundary Amendment Expenses	\$ -	\$ 43	\$ -	\$ 43	\$ -
Office Supplies	\$ 250	\$ 14	\$ 35	\$ 49	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 159,696	\$ 63,422	\$ 84,343	\$ 147,765	\$ 162,793

North Powerline Road
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 24,760	\$ 14,941	\$ -	\$ 14,941	\$ 14,194
Field Management	\$ 20,600	\$ 8,583	\$ 12,017	\$ 20,600	\$ 21,630
Landscape Maintenance	\$ 185,000	\$ 61,109	\$ 93,324	\$ 154,433	\$ 164,784
Landscape Replacement	\$ 30,000	\$ 3,500	\$ 17,500	\$ 21,000	\$ 30,000
Lake Maintenance	\$ 18,313	\$ 4,775	\$ 6,685	\$ 11,460	\$ 22,500
Midge Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 6,120
Fountain Maintenance	\$ 1,872	\$ -	\$ 1,092	\$ 1,092	\$ 1,000
Streetlights	\$ 165,000	\$ 63,977	\$ 91,000	\$ 154,977	\$ 165,000
Electric	\$ 9,900	\$ 2,042	\$ 2,905	\$ 4,947	\$ 6,000
Water & Sewer	\$ 2,640	\$ -	\$ -	\$ -	\$ 150
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 2,312	\$ 4,375	\$ 6,687	\$ 7,500
General Repairs & Maintenance	\$ 20,000	\$ 4,505	\$ 15,495	\$ 20,000	\$ 20,000
Hog Trap	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 6,280
Contingency	\$ 7,500	\$ 14,208	\$ -	\$ 14,208	\$ 7,500
Subtotal Field Expenditures	\$ 500,585	\$ 179,952	\$ 251,892	\$ 431,844	\$ 475,158
Amenity Expenditures					
Amenity - Electric	\$ 15,000	\$ 4,350	\$ 9,450	\$ 13,800	\$ 15,000
Amenity - Water	\$ 4,400	\$ 2,094	\$ 2,940	\$ 5,034	\$ 6,000
Playground Lease	\$ 65,266	\$ 27,194	\$ 38,072	\$ 65,266	\$ 65,266
Pool Furniture Repair/Replacement	\$ 8,000	\$ -	\$ 8,000	\$ 8,000	\$ 8,000
Internet	\$ 1,625	\$ 717	\$ 1,001	\$ 1,718	\$ 1,900
Pest Control	\$ 1,120	\$ 200	\$ 280	\$ 480	\$ 2,360
Janitorial Services	\$ 14,060	\$ 5,040	\$ 7,350	\$ 12,390	\$ 30,390
Security Services	\$ 25,000	\$ 1,464	\$ 14,583	\$ 16,047	\$ 25,000
Pool Maintenance	\$ 33,960	\$ 14,070	\$ 19,810	\$ 33,880	\$ 34,920
Amenity Management	\$ 15,450	\$ 6,438	\$ 9,013	\$ 15,450	\$ 16,223
Amenity Repairs & Maintenance	\$ 12,500	\$ 4,177	\$ 8,323	\$ 12,500	\$ 12,500
Holiday Decorations	\$ 15,500	\$ 15,300	\$ -	\$ 15,300	\$ 17,700
Contingency	\$ 7,500	\$ -	\$ 7,500	\$ 7,500	\$ 13,275
Subtotal Amenity Expenditures	\$ 219,381	\$ 81,044	\$ 126,322	\$ 207,366	\$ 248,533
Total Operations & Maintenance	\$ 719,965	\$ 260,996	\$ 378,214	\$ 639,210	\$ 723,691
<i>Other Expenditures</i>					
Capital Reserves	\$ 84,000	\$ -	\$ 84,000	\$ 84,000	\$ 18,096
Total Other Expenditures	\$ 84,000	\$ -	\$ 84,000	\$ 84,000	\$ 18,096
Total Expenditures	\$ 963,661	\$ 324,418	\$ 546,557	\$ 870,975	\$ 904,581
Excess Revenues/(Expenditures)	\$ -	\$ 592,304	\$ (488,279)	\$ 104,025	\$ -

Product	Assessable		ERU/Unit	Net Total	FY2027 Net Per Unit	FY2027 Gross Per Unit	FY2026 Gross Per Unit	FY2027 Increase/(Decrease)
	ERU's	Units						
Phase 1	295.00	295	1.00	\$275,947.14	\$935.41	\$1,005.82	\$1,005.82	\$0.00
Phase 2	271.00	271	1.00	\$253,497.20	\$935.41	\$1,005.82	\$1,005.82	\$0.00
Phase 3	8.00	8	1.00	\$7,483.31	\$935.41	\$1,005.82	\$1,005.82	\$0.00
Phase 3 - Townhomes	225.00	300	0.75	\$210,468.16	\$701.56	\$754.37	\$754.37	\$0.00
Phase 4 - Single Family	162.00	162	1.00	\$151,537.07	\$935.41	\$1,005.82	\$1,005.82	\$0.00
	961.00	1036		\$898,932.88				

North Powerline Road Community Development District General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Boundary Amendment Contributions

Represents contributions received to fund costs associated with amendments to the District's boundaries.

Interest

Represents interest earnings from funds held in the District's operating accounts.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Employer FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor compensation.

Engineering

Represents general engineering services provided by Absolute Engineering, Inc., including but not limited to attendance and preparation for monthly Board meetings, review of invoices, and support for various projects as directed by the Board of Supervisors and the District Manager.

Attorney

Represents general legal services provided by Kilinski Van Wyk PPLC, including but not limited to attendance and preparation for meetings, and the preparation and review of agreements, resolutions, and other legal matters as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted DiBartolomeo, McBee, Hartley & Barnes, P.A.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District. The District has contracted with Governmental Management Services – Central Florida LLC.

North Powerline Road Community Development District General Fund Budget

Arbitrage

Represents the cost of contracting with American Municipal Tax-Exempt Compliance (AMTEC) to annually calculate the District's arbitrage rebate liability on its Series 2020 Bonds and Series 2022 Bonds in accordance with federal requirements.

Dissemination

Represents costs associated with compliance with Securities and Exchange Commission (SEC) Rule 15c2-12(b)(5), including required reporting for the District's Series 2020 and Series 2022 Bonds. These services are provided by Governmental Management Services – Central Florida, LLC.

Trustee Fees

The District will incur trustee costs related to the District's outstanding bonds held with U.S. Bank.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs associated with Governmental Management Services – Central Florida LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing and binding agenda packages for board meetings, printing of computerized checks, stationery, envelopes, etc.

North Powerline Road Community Development District General Fund Budget

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's estimated property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

Represents the costs of contracting services with Governmental Management Services – Central Florida LLC to provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents costs associated with ongoing landscape maintenance within Phases 1–4 and the District's amenity areas. These services are provided by Prince & Sons, Inc.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District. The District has contracted with Prince & Sons, Inc. to provide these services.

Lake Maintenance

Represents the cost of contracting with Tigris Aquatic Services that maintain the lakes located within the District.

**North Powerline Road
Community Development District
General Fund Budget**

Midge Maintenance

Represents estimated costs for midge control and treatment services provided by Aquatic Weed Management within the District.

Fountain Maintenance

Represents estimated costs associated with fountain maintenance services provided by Lake Pros within the District.

Streetlights

Represents the cost of street lighting services provided by Duke Energy within the District boundaries.

Electric

Represents the cost of electric utility services provided by Duke Energy for common areas within the District.

Water & Sewer

Represents the cost of water and sewer utility services provided by the City of Davenport for common areas within the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells. The District has contracted with Prince & Sons, Inc. to provide these services.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas, including minor repairs and upkeep of District assets.

Hog Trap

Represents costs associated with hog trapping and prevention services provided by Swine Solutions within the District.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

North Powerline Road Community Development District General Fund Budget

Amenity Expenditures

Amenity - Electric

Represents the cost of electric utility services provided by Duke Energy for common areas within the District's amenity facilities.

Amenity - Water

Represents the cost of water and sewer utility services provided by the City of Davenport for common areas within the District's amenity facilities.

Playground Lease

Represents costs associated with a leasing agreement with Heidi Bonnet & WHFS LLC for playground equipment within the District.

Pool Furniture Repair/Replacement

Represents the costs incurred to repair or replace pool furniture for the District's amenity facilities.

Internet

Represents internet service provided for the District's amenity facilities from Frontier Internet.

Pest Control

Represents costs associated with pest control services for the District's amenity facilities provided by Massey Services Inc.

Janitorial Services

Represents contracted costs by Clean Star Services of Central Florida to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents costs associated with security services for the District's facilities, including routine patrols, monitoring, and general oversight to enhance safety and security.

Pool Maintenance

Represents costs associated with routine cleaning, chemical treatment, and maintenance of the District's swimming pool provided by Resort Pool Services.

Amenity Management

Represents costs associated with amenity management services, including resident access control, keycard issuance and troubleshooting, monitoring of amenity facilities, enforcement of amenity policies, and communication with residents.

North Powerline Road Community Development District General Fund Budget

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Holiday Decorations

Represents costs associated with holiday decorations within the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenses:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

North Powerline Road
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest	\$ 2,973	\$ 3,229	\$ 2,511	\$ 5,740	\$ 2,870
Carry Forward Surplus	\$ 220,909	\$ 232,488	\$ -	\$ 232,488	\$ 321,228
Total Revenues	\$ 223,882	\$ 235,717	\$ 2,511	\$ 238,228	\$ 324,098
Expenditures					
Contingency	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
Total Expenditures	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
Other Financing Sources					
Transfer In/(Out)	\$ 84,000	\$ -	\$ 84,000	\$ 84,000	\$ 18,096
Total Other Sources/(Uses)	\$ 84,000	\$ -	\$ 84,000	\$ 84,000	\$ 18,096
Excess Revenues/(Expenditures)	\$ 306,882	\$ 235,717	\$ 85,511	\$ 321,228	\$ 341,194

North Powerline Road
Community Development District
Proposed Budget
Series 2020 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 712,525	\$ 695,318	\$ 17,206	\$ 712,525	\$ 712,525
Interest	\$ 15,600	\$ 9,827	\$ 5,732	\$ 15,559	\$ 7,780
Carry Forward Surplus	\$ 338,378	\$ 339,278	\$ -	\$ 339,278	\$ 354,669
Total Revenues	\$ 1,066,503	\$ 1,044,423	\$ 22,939	\$ 1,067,362	\$ 1,074,973
Expenditures					
Interest Expense - 11/1	\$ 218,847	\$ 218,847	\$ -	\$ 218,847	\$ 214,550
Principal Expense - 5/1	\$ 275,000	\$ -	\$ 275,000	\$ 275,000	\$ 285,000
Interest Expense - 5/1	\$ 218,847	\$ -	\$ 218,847	\$ 218,847	\$ 214,550
Total Expenditures	\$ 712,694	\$ 218,847	\$ 493,847	\$ 712,694	\$ 714,100
Net Change in Fund Balance	\$ 353,809	\$ 825,577	\$ (470,908)	\$ 354,669	\$ 360,873

Interest Expense 11/1/27	\$ 210,097
Total	\$ 210,097

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 1	295	\$ 357,687	\$1,212	\$1,304
Single Family - Phase 2	271	\$ 354,838	\$1,309	\$1,408
	566	\$ 712,525		

North Powerline Road
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	\$ 11,350,000.00	\$ -	\$ 214,550.00	\$ 708,396.88
05/01/27	\$ 11,350,000.00	\$ 285,000.00	\$ 214,550.00	\$ -
11/01/27	\$ 11,065,000.00	\$ -	\$ 210,096.88	\$ 709,646.88
05/01/28	\$ 11,065,000.00	\$ 295,000.00	\$ 210,096.88	\$ -
11/01/28	\$ 10,770,000.00	\$ -	\$ 205,487.50	\$ 710,584.38
05/01/29	\$ 10,770,000.00	\$ 305,000.00	\$ 205,487.50	\$ -
11/01/29	\$ 10,465,000.00	\$ -	\$ 200,721.88	\$ 711,209.38
05/01/30	\$ 10,465,000.00	\$ 315,000.00	\$ 200,721.88	\$ -
11/01/30	\$ 10,150,000.00	\$ -	\$ 195,800.00	\$ 711,521.88
05/01/31	\$ 10,150,000.00	\$ 325,000.00	\$ 195,800.00	\$ -
11/01/31	\$ 9,825,000.00	\$ -	\$ 189,909.38	\$ 710,709.38
05/01/32	\$ 9,825,000.00	\$ 335,000.00	\$ 189,909.38	\$ -
11/01/32	\$ 9,490,000.00	\$ -	\$ 183,837.50	\$ 708,746.88
05/01/33	\$ 9,490,000.00	\$ 350,000.00	\$ 183,837.50	\$ -
11/01/33	\$ 9,140,000.00	\$ -	\$ 177,493.75	\$ 711,331.25
05/01/34	\$ 9,140,000.00	\$ 360,000.00	\$ 177,493.75	\$ -
11/01/34	\$ 8,780,000.00	\$ -	\$ 170,968.75	\$ 708,462.50
05/01/35	\$ 8,780,000.00	\$ 375,000.00	\$ 170,968.75	\$ -
11/01/35	\$ 8,405,000.00	\$ -	\$ 164,171.88	\$ 710,140.63
05/01/36	\$ 8,405,000.00	\$ 390,000.00	\$ 164,171.88	\$ -
11/01/36	\$ 8,015,000.00	\$ -	\$ 157,103.13	\$ 711,275.01
05/01/37	\$ 8,015,000.00	\$ 405,000.00	\$ 157,103.13	\$ -
11/01/37	\$ 7,610,000.00	\$ -	\$ 149,762.50	\$ 711,865.63
05/01/38	\$ 7,610,000.00	\$ 415,000.00	\$ 149,762.50	\$ -
11/01/38	\$ 7,195,000.00	\$ -	\$ 142,240.63	\$ 707,003.13
05/01/39	\$ 7,195,000.00	\$ 435,000.00	\$ 142,240.63	\$ -
11/01/39	\$ 6,760,000.00	\$ -	\$ 134,356.25	\$ 711,596.88
05/01/40	\$ 6,760,000.00	\$ 450,000.00	\$ 134,356.25	\$ -
11/01/40	\$ 6,310,000.00	\$ -	\$ 126,200.00	\$ 710,556.25
05/01/41	\$ 6,310,000.00	\$ 465,000.00	\$ 126,200.00	\$ -
11/01/41	\$ 5,845,000.00	\$ -	\$ 116,900.00	\$ 708,100.00
05/01/42	\$ 5,845,000.00	\$ 485,000.00	\$ 116,900.00	\$ -
11/01/42	\$ 5,360,000.00	\$ -	\$ 107,200.00	\$ 709,100.00
05/01/43	\$ 5,360,000.00	\$ 505,000.00	\$ 107,200.00	\$ -
11/01/43	\$ 4,855,000.00	\$ -	\$ 97,100.00	\$ 709,300.00
05/01/44	\$ 4,855,000.00	\$ 525,000.00	\$ 97,100.00	\$ -
11/01/44	\$ 4,330,000.00	\$ -	\$ 86,600.00	\$ 708,700.00
05/01/45	\$ 4,330,000.00	\$ 545,000.00	\$ 86,600.00	\$ -
11/01/45	\$ 3,785,000.00	\$ -	\$ 75,700.00	\$ 707,300.00
05/01/46	\$ 3,785,000.00	\$ 570,000.00	\$ 75,700.00	\$ -
11/01/46	\$ 3,215,000.00	\$ -	\$ 64,300.00	\$ 710,000.00
05/01/47	\$ 3,215,000.00	\$ 595,000.00	\$ 64,300.00	\$ -
11/01/47	\$ 2,620,000.00	\$ -	\$ 52,400.00	\$ 711,700.00
05/01/48	\$ 2,620,000.00	\$ 615,000.00	\$ 52,400.00	\$ -
11/01/48	\$ 2,005,000.00	\$ -	\$ 40,100.00	\$ 707,500.00
05/01/49	\$ 2,005,000.00	\$ 640,000.00	\$ 40,100.00	\$ -
11/01/49	\$ 1,365,000.00	\$ -	\$ 27,300.00	\$ 707,400.00
05/01/50	\$ 1,365,000.00	\$ 670,000.00	\$ 27,300.00	\$ -
11/01/50	\$ 695,000.00	\$ -	\$ 13,900.00	\$ 711,200.00
05/01/51	\$ 695,000.00	\$ 695,000.00	\$ 13,900.00	\$ 708,900.00
		\$ 12,155,000.00	\$ 7,942,481.34	\$ 20,581,631.34

North Powerline Road
Community Development District
Proposed Budget
Series 2022 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 533,100	\$ 520,226	\$ 12,874	\$ 533,100	\$ 533,100
Interest	\$ 13,131	\$ 8,592	\$ 5,012	\$ 13,604	\$ 6,802
Carry Forward Surplus	\$ 356,084	\$ 357,037	\$ -	\$ 357,037	\$ 370,648
Total Revenues	\$ 902,315	\$ 885,856	\$ 17,886	\$ 903,741	\$ 910,549
Expenditures					
Interest Expense - 11/1	\$ 204,047	\$ 204,047	\$ -	\$ 204,047	\$ 201,078
Principal Expense - 5/1	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 130,000
Interest Expense - 5/1	\$ 204,047	\$ -	\$ 204,047	\$ 204,047	\$ 201,078
Total Expenditures	\$ 533,094	\$ 204,047	\$ 329,047	\$ 533,094	\$ 532,156
Net Change in Fund Balance	\$ 369,221	\$ 681,809	\$ (311,161)	\$ 370,648	\$ 378,393

Interest Expense - 11/1/27	\$ 197,991
Total	\$ 197,991

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Townhomes - Phase 3	284	\$ 241,400.40	\$ 850.00	\$913.98
Townhomes - Phase 3	16	\$ 13,600.02	\$ 850.00	\$913.98
Single Family - Phase 3	8	\$ 10,799.98	\$ 1,350.00	\$1,451.61
Single Family - Phase 4	162	\$ 267,299.47	\$ 1,650.00	\$1,774.19
	470	\$ 533,100		

North Powerline Road
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	\$ 7,220,000.00	\$ -	\$ 201,078.13	\$ 530,125.00
05/01/27	\$ 7,220,000.00	\$ 130,000.00	\$ 201,078.13	
11/01/27	\$ 7,090,000.00	\$ -	\$ 197,990.63	\$ 529,068.75
05/01/28	\$ 7,090,000.00	\$ 135,000.00	\$ 197,990.63	
11/01/28	\$ 6,955,000.00	\$ -	\$ 194,446.88	\$ 527,437.51
05/01/29	\$ 6,955,000.00	\$ 145,000.00	\$ 194,446.88	
11/01/29	\$ 6,810,000.00	\$ -	\$ 190,640.63	\$ 530,087.50
05/01/30	\$ 6,810,000.00	\$ 150,000.00	\$ 190,640.63	
11/01/30	\$ 6,660,000.00	\$ -	\$ 186,703.13	\$ 527,343.75
05/01/31	\$ 6,660,000.00	\$ 160,000.00	\$ 186,703.13	
11/01/31	\$ 6,500,000.00	\$ -	\$ 182,503.13	\$ 529,206.25
05/01/32	\$ 6,500,000.00	\$ 165,000.00	\$ 182,503.13	
11/01/32	\$ 6,335,000.00	\$ -	\$ 178,171.88	\$ 525,675.00
05/01/33	\$ 6,335,000.00	\$ 175,000.00	\$ 178,171.88	
11/01/33	\$ 6,160,000.00	\$ -	\$ 173,250.00	\$ 526,421.88
05/01/34	\$ 6,160,000.00	\$ 185,000.00	\$ 173,250.00	
11/01/34	\$ 5,975,000.00	\$ -	\$ 168,046.88	\$ 526,296.88
05/01/35	\$ 5,975,000.00	\$ 200,000.00	\$ 168,046.88	
11/01/35	\$ 5,775,000.00	\$ -	\$ 162,421.88	\$ 530,468.75
05/01/36	\$ 5,775,000.00	\$ 210,000.00	\$ 162,421.88	
11/01/36	\$ 5,565,000.00	\$ -	\$ 156,515.63	\$ 528,937.50
05/01/37	\$ 5,565,000.00	\$ 220,000.00	\$ 156,515.63	
11/01/37	\$ 5,345,000.00	\$ -	\$ 150,328.13	\$ 526,843.75
05/01/38	\$ 5,345,000.00	\$ 235,000.00	\$ 150,328.13	
11/01/38	\$ 5,110,000.00	\$ -	\$ 143,718.75	\$ 529,046.88
05/01/39	\$ 5,110,000.00	\$ 245,000.00	\$ 143,718.75	
11/01/39	\$ 4,865,000.00	\$ -	\$ 136,828.13	\$ 525,546.88
05/01/40	\$ 4,865,000.00	\$ 260,000.00	\$ 136,828.13	
11/01/40	\$ 4,605,000.00	\$ -	\$ 129,515.63	\$ 526,343.75
05/01/41	\$ 4,605,000.00	\$ 275,000.00	\$ 129,515.63	
11/01/41	\$ 4,330,000.00	\$ -	\$ 121,781.25	\$ 526,296.88
05/01/42	\$ 4,330,000.00	\$ 295,000.00	\$ 121,781.25	
11/01/42	\$ 4,035,000.00	\$ -	\$ 113,484.38	\$ 530,265.63
05/01/43	\$ 4,035,000.00	\$ 310,000.00	\$ 113,484.38	
11/01/43	\$ 3,725,000.00	\$ -	\$ 104,765.63	\$ 528,250.00
05/01/44	\$ 3,725,000.00	\$ 325,000.00	\$ 104,765.63	
11/01/44	\$ 3,400,000.00	\$ -	\$ 95,625.00	\$ 525,390.63
05/01/45	\$ 3,400,000.00	\$ 345,000.00	\$ 95,625.00	
11/01/45	\$ 3,055,000.00	\$ -	\$ 85,921.88	\$ 526,546.88
05/01/46	\$ 3,055,000.00	\$ 365,000.00	\$ 85,921.88	
11/01/46	\$ 2,690,000.00	\$ -	\$ 75,656.25	\$ 526,578.13
05/01/47	\$ 2,690,000.00	\$ 385,000.00	\$ 75,656.25	
11/01/47	\$ 2,305,000.00	\$ -	\$ 64,828.13	\$ 525,484.38
05/01/48	\$ 2,305,000.00	\$ 410,000.00	\$ 64,828.13	
11/01/48	\$ 1,895,000.00	\$ -	\$ 53,296.88	\$ 528,125.00
05/01/49	\$ 1,895,000.00	\$ 435,000.00	\$ 53,296.88	
11/01/49	\$ 1,460,000.00	\$ -	\$ 41,062.50	\$ 529,359.38
05/01/50	\$ 1,460,000.00	\$ 460,000.00	\$ 41,062.50	
11/01/50	\$ 1,000,000.00	\$ -	\$ 28,125.00	\$ 529,187.50
05/01/51	\$ 1,000,000.00	\$ 485,000.00	\$ 28,125.00	
11/01/51	\$ 515,000.00	\$ -	\$ 14,484.38	\$ 527,609.38
05/01/52	\$ 515,000.00	\$ 515,000.00	\$ 14,484.38	\$ 529,484.38
		\$ 7,460,000.00	\$ 7,524,031.26	\$ 14,984,031.26

SECTION V



CONTRACT FOR PROFESSIONAL SERVICES

PROJECT: **TINY FLOWER & COOL SUMMER INTERSECTION** | DAVENPORT (POLK COUNTY), FLORIDA

THIS AGREEMENT made and entered into this ____ day of _____, 2026 by and between **RAYSOR TRANSPORTATION CONSULTING, LLC**, hereinafter referred to as “ENGINEER”, and **NORTH POWERLINE ROAD CDD**, hereinafter referred to as “CLIENT”, is for the services described under this Agreement. This Agreement shall remain in effect until the referenced services are completed, unless sooner terminated or extended by mutual agreement in writing.

(1) PROJECT DESCRIPTION

This AGREEMENT is for the performance of professional traffic engineering services in association with the intersection of Tiny Flower Road & Cool Summer Lane, located in Davenport (Polk County), Florida. Specifically, this AGREEMENT provides for the preparation of a traffic study for the subject intersection, consisting of evaluating traffic operating conditions and warrants for multi-way stop control.

(2) SCOPE OF SERVICES

TASK 2.0: **TRAFFIC STUDY**

ENGINEER shall perform a Traffic Study for the subject project, as generally outlined below.

- Obtain traffic counts for the intersection of Tiny Flower Road & Cool Summer Lane for a one-day period.
- Conduct intersection operational analyses in accordance with the Highway Capacity Manual.
- Conduct a multi-way stop control warrant analysis in accordance with the Manual on Uniform Traffic Control Devices.
- Identify recommendations based on the foregoing results.
- Prepare a report to document the data, analysis, and findings.

TASK 2.0: **ADDITIONAL SERVICES**

ENGINEER shall perform additional services not included in the above TASK, as requested and authorized by CLIENT.

(3) SCHEDULE

Completion of the services identified herein typically requires approximately 3 weeks from receipt of Notice to Proceed.

(4) FEES

The compensation to be paid the ENGINEER for providing the services described herein shall be as follows:

TASK 1.0: TRAFFIC STUDY	\$ 5,000 (LUMP SUM)
TASK 2.0: ADDITIONAL SERVICES	Time & Materials



TASK 2.0 services will be provided under this AGREEMENT on a time and materials basis pursuant to the attached "2026 Schedule of Hourly Rates", as requested and authorized by CLIENT. Invoices will be issued monthly based on services rendered, and are payable upon receipt. Any unpaid balance remaining 30 days after the issuance of a given invoice shall bear interest at the rate of 1.5% per month. CLIENT agrees to and shall pay to the ENGINEER all costs and expenses of collection including but not limited to attorney's fees and court costs. Such costs shall be added to the account and bear interest at the rate set forth.

IN WITNESS WHEREOF, this AGREEMENT is accepted on the date first above written, subject to the terms and conditions above stated; whereby execution of this AGREEMENT by both parties also constitutes the issuance of Notice to Proceed to ENGINEER by CLIENT.

RAYSOR TRANSPORTATION CONSULTING, LLC

19046 Bruce B. Downs Boulevard, #308
Tampa, Florida 33647 [ENB No. 27789]

FOR: NORTH POWERLINE ROAD CDD

219 E. Livingston Street
Orlando, Florida 32801

SIGNED: Michael Raysor

NAME: Michael D. Raysor, P.E.

TITLE: President

DATE: February 2, 2026

SIGNED: _____

NAME: _____

TITLE: _____

DATE: _____

2026 SCHEDULE OF HOURLY RATES

<u>RATE CATEGORY</u>	<u>HOURLY RATE</u>
(1) Chief Engineer.....	\$ 275.00
(2) Principal Engineer.....	\$ 230.00
(3) Senior Engineer.....	\$ 200.00
(4) Engineer.....	\$ 170.00
(5) Junior Engineer.....	\$ 140.00
(6) Technician.....	\$ 110.00
(7) Clerical.....	\$ 80.00

REIMBURSABLE CHARGES

- (8) Extraordinary expenses will be charged at cost times 1.05.
- (9) Mileage will be charged at \$0.725 per mile.

CONDITIONS

- [1] Litigation services rates are twice (2x) the rates identified above, which are defined to include the following, without limitation: (a) court appearances, (b) mediation, (c) arbitration, (d) administrative hearings, (e) depositions, (f) preparation for the foregoing, and (g) any other services determined by our office to constitute litigation services; regardless of whether or not expert witness testimony is provided.
- [2] Court appearances, depositions, and administrative hearings will be charged for a minimum of four hours per day, regardless of actual appearance time.
- [3] “Local” travel time will be charged at the above hourly rates from our office (whether main or remote) to the given destination. “Non-local” travel time will be charged on a point-to-point basis.
- [4] The rates and fees described herein include all direct and indirect costs. Indirect costs include, but are not limited to, overhead, profit, and payroll taxes. The rates and fees also include normal operating expenses and overhead including, but not limited to photographs, photocopying costs, computer hardware/software expenses, research services and publication sources, office supplies and drawing materials, phone services, both local and long distance, office space, and letterhead/stationery. Extraordinary expenses are those expenses which are not common in the daily operation and/or preparation of the consulting services described herein, which include air travel, hotels and/or out-of-town restaurants and exhibits for court preparation, and are not included in the hourly fees listed above.

SECTION VI

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THE POLK COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the “**Board**”) seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for Polk County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Lindsey Roden	November 2026
2	Jessica Spencer	November 2026
3	Bobbie Shockley	November 2028
4	Alexis Diaz	November 2028
5	Mauricio Gatica	November 2028

2. GENERAL ELECTION SEATS. Seat 1 and Seat 2 with terms expiring in November 2026 are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. **COMPENSATION.** Each member of the Board is entitled to receive \$200 per meeting for their attendance; up to a maximum of \$4,800 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

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

PASSED AND ADOPTED this 22nd day of April 2026.

ATTEST:

**NORTH POWERLINE ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Sample Notice of Qualifying Period

EXHIBIT A
SAMPLE NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the North Powerline Road Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 250 S. Broadway Ave., Bartow, Florida 33830. The Supervisor of elections may be contacted by phone at (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The North Powerline Road Community Development District has two (2) seats up for election through the general election process, specifically Seats 1 and 2. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.

Publish on or before _____, 2026

SECTION VII

SECTION C

North Powerline Road CDD

Field Management Report

Contracted Services

- Our mowing and detailing services are currently being executed in full accordance with the contract. The site remains neat, and all landscaping beds have been properly detailed.
- The vendor has completed an inventory of damaged plants from the winter freeze and has prepared a proposal for replacement to assist with planning and budgeting.
- Spring annuals rotation is underway.
- Approved sod was installed along northwest corner of Gina Lane.
- No issues have been noted from either pool or janitorial vendors.
- Pond vendor is treating some algal blooms.
- A proposal for quarterly fountain maintenance is included for review from LakePros.



Site items

- Routine reviews have found some ponds are in need of some maintenance and sod to help stabilize them.
- Hogs are being monitored and a trap was set between phases 2&3.

In Progress

- Maintenance has started on some general work items. This includes the approved benches & well lights at the Tiny Flower entrance along with some traffic sign maintenance and minor fence repairs.



North Powerline Road CDD

Field Management Report – Photo Supplement

Bench installs



Photo Description:

- ✚ Bench installed on the South side of Tiny Flower entry.



Photo Description:

- ✚ Bench installed on the North side of Tiny Flower entry.

Approved Sod



Photo Description:

- Approved sod installed adjacent CDD tract by 265 Gina Ln



Hogs



Photo Description:

- Example of hog damage in phase 3.

SECTION 1

Proposal #531



Governmental
Management
Services

Maintenance
Services

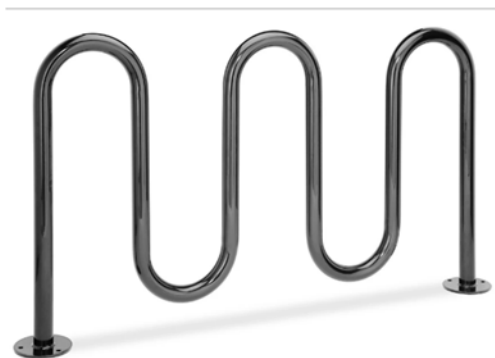
Bill To/District: North Powerline Road CDD	Prepared By: Governmental Management Services, LLC 4530 Eagle Falls Pl, Tampa, FL 33619
---	--

Job name and Description

North Powerline Road CDD – Bike rack.

- Proposal is for installation of a new 8’x8’ slab and black bike rack.
- Includes:
- Clearing and removal of soil, forming and pouring concrete slab.
- 2nd day delivery and installation of bike rack after slab has set.
- Final locations TBD pending board discussion and prioritization schedule if approved.

Qty	Description	Unit Price	Line Total
16	Labor, mobilizations, and equipment	\$55.00	\$2,115.00
Materials			\$1,412.25
Total Due:			\$3,527.25



This Proposal is Valid for 30 days.

Client Signature: _____

Proposal #531

Location option for consideration.

Final placement may be adjusted based on site conditions



SECTION 2

Proposal #530



Governmental
Management
Services

Maintenance
Services

Bill To/District: North powerline Rd CDD	Prepared By: Governmental Management Services, LLC 4530 Eagle Falls Pl, Tampa, FL 33619
---	--

Job name and Description

North Powerline Road CDD – Playground rules signs

- Proposal is for installation of the following:
- x2 Aluminum playground rules signs with posts and mounting hardware.
- Locations: Playgrounds in phases 1 & 4.
- **Schedule with during other maintenance work.*

Qty	Description	Unit Price	Line Total
	Labor	\$55.00	\$110.00
	Mobilization (scheduled with other)		\$0
	Equipment (scheduled with other)		\$0
	Materials		\$459.59
Total Due:			\$569.59

This Proposal is Valid for 30 days.

Client Signature: _____

Note: Final placement will be determined by site conditions.

PLAYGROUND RULES

Welcome to the playground!

We want you to have a fun and safe time. Be courteous and respectful to other and please keep the area clean.

- Use of the playground is at your own risk.
- Playground and parks are reserved for residents and their guests.
- Playground equipment is designed for ages 3-12 years of age.
- Children under the age of 13 must be accompanied by an adult.
- Proper clothing and footwear is required.
- No glass or alcoholic beverages.
- No food, drink, or gum in the playground area.
- No bicycles, skateboards or rollerblades.
- No pets.
- No smoking, vaping, or drug use of any kind.
- Do not litter & clean up after yourself.
- Do not use wet playground equipment. Slips or falls can occur.

Hours of Operation: Dawn to Dusk.

Warning: Surfaces may be HOT.

SECTION 3



This agreement dated April 7, 2026, is made between Lake Pros, LLC and CUSTOMER:

North Powerline Road CDD

Address: 219 East Living St., Orlando FL 32801

Name: Marshall Tindall, Field Manager

Phone: (407) 841-5524

Email: Mtindall@gmsfl.com

This agreement, made by and between Lake Pros, LLC ("Contractor") and, North Powerline Road CDD ("Owner")

Fountain Maintenance Agreement–Service for one (1) floating fountain

- Clean and scrub fountain floats and underwater intake
- Remove and clean fountain nozzle for optimal performance.
- Clean lights and polish lens
- Inspect cables and connections
- Test relays and contactors, meter test motor and light cables for proper amp draw.

*Does NOT include service calls outside of the scheduled maintenance cycle.

Quarterly Investment (4 services per year): \$165.00 per event

Terms and Conditions:

3885 Shader Road, Orlando, Florida 32808

 (407) 595-3648  www.lakepro.co

1. LAKE PROS monthly treatments include EPA certified herbicides applications, beneficial bacteria, casual debris clean up, and structure monitoring. Services outside of the maintenance scope will be subject to a one-time fee that is agreed upon by the CUSTOMER in writing.
2. Debris clean-up is limited to casual debris: such as cups, cans, bags, and other non-natural materials along the shoreline. Debris Clean-up service does NOT include extensive debris and trash cleanup in the event of a major storm event. (Example: Hurricane). Does NOT include construction debris, tires, shopping carts, and other large, discarded debris.
3. This agreement shall automatically renew for its original term on the anniversary starting date of this contract. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing.
4. Invoices submitted for work completed shall be paid within 30 days of receipt. If payment has not been received within 30 days, invoices will accrue an interest at 2% per month. After two consecutive months without receiving payment, the account will be put on hold.
5. CUSTOMER understands that the annual investment amount has been spread out over a twelve-month period. If the CUSTOMER puts the account on hold, or LAKE PROS puts the account on hold due to lack of payment, an additional start-up fee may be required.
6. LAKE PROS will maintain insurance coverage, which includes General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense.
7. The Customer agrees to inform LAKE PROS in writing if any lake or pond areas have been, or are scheduled, to be mitigated (planted with required or beneficial aquatic vegetation). Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of the agreement.
8. If at any time during the agreement, the customer is not satisfied with LAKE PROS service, the customer can cancel the agreement with a 30-day written notice. There will be no penalty for cancelation.
9. Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. LAKE PROS will notify the customer of such restriction. It shall be the customer's responsibility to observe the restrictions throughout the required period. The customer understands and agrees that, notwithstanding any other provision of the agreement, LAKE PROS does not assume any liability for failure by any party to be notified of, or to observe. The above regulations.
10. LAKE PROS shall not be responsible for acts beyond our control. These include, but aren't limited to, adverse weather conditions, Acts of God, Strikes, government regulations or order, acts of vandalism, theft or third-party actions.
11. The customer warrants that he or she is authorized to execute the water management agreement on behalf of the riparian owner and to hold LAKE PROS harmless for consequences of such service not arising out of the sole negligence of LAKE PROS.
12. LAKE PROS agrees to hold the customer harmless from any loss, damage, or claims arising out of the sole negligence of LAKE PROS. However, LAKE PROS shall in no event be liable to the customer or others indirect, special or consequential damages resulting from any cause whatsoever.
13. Water use restrictions ensuing treatment are rarely required. If required, LAKE PROS will notify the customer in writing. LAKE PROS will not be held responsible if customer fails to follow water use restrictions.

Customer Acceptance:

"OWNER"

"CONTRACTOR"
Lake Pros, LLC

Signature: _____

Signature: Chad Bass

Print: _____

Print: Chad Bass

Date: _____

Date: 4/7/26

3885 Shader Road, Orlando, Florida 32808

SECTION 4

SECTION (a)



**Post freeze vegetation replacement
inventory Part 2 of 2**

200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: 4.7.2026

SUBMITTED TO:

GMS Services
345 W Central
Orlando, FL 32801
Marshall Tindall
Phone: 407.346.2453
Email: mtindall@gmscfl.com

Job Name / Location:

Deer Run
Haines City, FL 33884

Replace dead plant material

	Qty	Unit	Unit Cost	TOTAL
Arbicola Trinnettes	556	3g	\$20.00	\$11,120.00
Agapanthus	206	3g	\$20.00	\$4,120.00
Plumbago	138	3g	\$20.00	\$2,760.00
Oyster plant (bromeliads out)	365	1g	\$10.00	\$3,650.00
Jasmine minima	380	1g	\$10.00	\$ 3,800.00
Chocolate Mulch	33	yds	\$75.00	\$2,475.00
			total	\$27,925.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Mark Stripling

Accepted by: _____

Date Submitted 4.7.2026

Date Accepted: _____

SECTION (b)



**Post freeze vegetation replacement inventory
Part 1 of 2**

200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: 4.15.2026

SUBMITTED TO:

GMS Services
345 W Central
Orlando, FL 32801
Marshall Tindall
Phone: 407.346.2453
Email: mtindall@gmscfl.com

Job Name / Location:

Horse Creek
Davenport, FL 33884

Replace dead plant material

	Qty	Unit	Unit cost	Total
Flax lily	90	1g	\$10.00	\$ 900.00
Loropetelum	330	3g	\$20.00	\$ 6,600.00
Firecracker	355	3g	\$20.00	\$ 7,100.00
Tri color jasmine	140	1g	\$10.00	\$ 1,400.00
Agapanthus	290	3g	\$20.00	\$ 5,800.00
V.jasmine (minima)	60	1g	\$10.00	\$ 600.00
Arbicola Trinnettes	155	3G	\$20.00	\$3,100.00
Hawaiian Ti plants	10	3g	\$20.00	\$200.00
Loropetelum	45	7g	\$60.00	\$2,700.00
Azaleas formosa	75	3g	\$20.00	\$1,500.00
Orange bird of paradise	5	7g	\$60.00	\$ 300.00
			total	\$30,200.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Mark Stripling
Date Submitted 4.15.2026

Accepted by: _____
Date Accepted: _____

SECTION 5



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: April 13, 2026

SUBMITTED TO:

GMS Services
219 East Livingston Street
Orlando, FL 32801
Marshall Tindall
Phone: 407--346-2453
Email: Mtindall@gmscf.com

Job Name / Location:

North Powerline Rd
Davenport, FL 33837

PROPOSAL TO INSTALL SOD ON RETENTION POND IN DESIGNATED AREAS

	Qty	Unit	Unit Cost	TOTAL
Bahia Sod (3A)	52	palt	\$400.00	\$ 20,800.00
Bahia Sod (3B)	10	palt	\$400.00	\$ 4,000.00
Bahia Sod (3C)	6	palt	\$400.00	\$ 2,400.00
Bahia Sod (3D)	12	palt	\$400.00	\$ 4,800.00
Bahia Sod (3E-1,2,3,4)	100	palt	\$400.00	\$ 40,000.00
Bahia Sod` (Ph1 Upper & Lower North Side)	22	palt	\$400.00	\$ 8,000.00
Bahia Sod (Ph1 Bank on South & West Bank)	12	palt	\$400.00	\$ 4,800.00
Grading Designated Areas (Not to Exceed)	1	EA	\$10,000.00	\$ 10,000.00
			TOTAL	\$94,800.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Brian Bubendorf

Date Submitted: April 13, 2026

Accepted by: _____

Date Accepted: _____

estimated 35'
around whole
pond

3A

other
washout at swale
connection
(see other photo)





3B





3D

3E

30ft

18ft

24ft



3F

60ft

40ft

50ft



Ph1 - N of Gina Ln



Ph1 - North of Amenity



SECTION D

SECTION 1

North Powerline Road Community Development District

Summary of Check Register

March 16, 2026 to April 13, 2026

Bank	Date	Check No.'s	Amount
General Fund			
	3/19/26	1077-1078	\$ 85,630.58
	3/25/26	1079-1082	\$ 6,596.33
	4/1/26	1083-1085	\$ 11,098.82
	4/8/26	1086-1090	\$ 7,093.39
		Autodrafts	\$ 13,824.68
			\$ 124,243.80
Supervisors - March 2026			
	Alexis J Diaz	50045	\$ 184.70
	Mauricio Garcia	50046	\$ 184.70
	Lindsey E Roden	50047	\$ 150.00
	Bobbie J Shockley	50048	\$ 184.70
	Jessica M Spencer	50049	\$ 184.70
			\$ 888.80
Total Amount			\$ 125,132.60

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/19/26	00063	3/19/26	03192026	202603	300	58100	10000		CAPITAL RESERVE FY26 TXFR	*	84,000.00		
									NORTH POWERLINE ROAD CDD CAPITAL			84,000.00	001077
3/19/26	00044	3/19/26	03192026	202603	300	20700	10200		DEBT SVC TXFER S2020	*	932.73		
		3/19/26	03192026	202603	300	20700	10200		DEBT SVC TXFER S2022	*	697.85		
									NORTH POWERLINE ROAD CDD CO USBANK			1,630.58	001078
3/25/26	00060	2/17/26	1119	202602	330	57200	34500		CAMERA MONITORING-FEB26	*	140.00		
		3/16/26	1131	202603	330	57200	34500		CAMERA MONITORING-MAR26	*	140.00		
									CURRENT DEMANDS ELECTRICAL			280.00	001079
3/25/26	00091	3/25/26	03252026	202603	320	53800	46200		HCSP REIMBURSE INV# 14646	*	1,420.00		
		3/25/26	03252026	202603	320	53800	46200		HCSP REIMBURSE INV# 15491	*	1,420.00		
									HORSE CREEK SERVICE PROVIDER			2,840.00	001080
3/25/26	00032	3/19/26	14517	202602	310	51300	31500		ATTORNEY SVCS-FEB26	*	3,132.73		
									KILINSKI VAN WYK PLLC			3,132.73	001081
3/25/26	00069	3/16/26	101250	202603	330	57200	34500		SECURITY SVC-03-13-26	*	343.60		
									NATION SECURITY SERVICES LLC			343.60	001082
4/01/26	00066	4/01/26	04012026	202604	300	15500	10000		DR PLAYGRND LEASE-MAY26	*	3,048.12		
									HEIDI BONNETT			3,048.12	001083
4/01/26	00050	3/01/26	30911	202603	330	57200	48500		POOL MAINTENANCE-MAR26	*	2,830.00		
		4/01/26	31290	202604	330	57200	48500		POOL MAINTENANCE-APR26	*	2,830.00		
									MCDONNELL CORPORATION			5,660.00	001084
4/01/26	00054	4/01/26	04012026	202604	300	15500	10000		PLAYGRND/FUR LEASE-MAY26	*	2,390.70		
									WHFS LLC			2,390.70	001085
4/08/26	00051	2/24/26	17286	202602	330	57200	48200		CLEANING SVCS-FEB26	*	1,010.00		
									CSS CLEAN STAR SERVICES CENTRAL FL			1,010.00	001086

NPRC NORTH POWER LI BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/08/26	00006	1/31/26	222			202601	320-53800-48000		CLEANING/PRESSURE WASHING	*	4,228.55		
GOVERNMENTAL MANAGEMENT SERVICES-CF												4,228.55	001087
4/08/26	00034	1/23/26	21978			202601	320-53800-47300		RPR DRIP LINE	*	73.96		
		2/13/26	22591			202502	320-53800-47300		REPAIR DRIPLINE BREAKS	*	80.88		
PRINCE & SONS INC.												154.84	001088
4/08/26	00050	2/05/26	30686			202602	330-57200-48000		RESET PUMP BREAKER	*	295.00		
		2/20/26	30748			202602	330-57200-48000		INSTALL VACUUM BREAKER	*	55.00		
		2/24/26	30756			202602	330-57200-48000		RPLCD DBL POLE/AMP BREAK	*	395.00		
MCDONNELL CORPORATION												745.00	001089
4/08/26	00084	4/01/26	4197949			202604	320-53800-47000		LAKE MAINTENANCE-APR26	*	955.00		
TIGRIS AQUATIC SERVICES LLC												955.00	001090
TOTAL FOR BANK A											110,419.12		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/17/26	00016	3/10/26	4021-02. 596 JETT LN-FEB.26	202602	330	57200	43200		CITY OF DAVENPORT	*	506.19	506.19	080070
3/17/26	00024	3/12/26	0838-02. 0 SOUTH BLVD-FEB.26	202602	320	53800	43100		DUKE ENERGY PAYMENT PROCESSING	*	2,946.06	2,946.06	080071
3/24/26	00024	3/17/26	0934-03. 00 N BLVD-MAR.26	202603	320	53800	43100		DUKE ENERGY PAYMENT PROCESSING	*	1,609.21	1,609.21	080072
3/24/26	00024	3/23/26	3828-03. 0000 US HWY 17 92-MAR.26	202603	320	53800	43100		DUKE ENERGY PAYMENT PROCESSING	*	3,113.66	3,113.66	080073
3/24/26	00024	3/23/26	6906-03. 620 NORTH BLVD-MAR.26	202603	320	53800	43100		DUKE ENERGY PAYMENT PROCESSING	*	5,049.15	5,049.15	080074
3/31/26	00024	3/30/26	3645-03. 3225 GOOSE RD-MAR.26	202603	320	53800	43000		DUKE ENERGY PAYMENT PROCESSING	*	356.47	356.47	080075
4/08/26	00024	4/01/26	4579-03. 2360 WHITE TAIL ST-MAR.26	202603	320	53800	43000		DUKE ENERGY PAYMENT PROCESSING	*	35.02	35.02	080076
4/08/26	00024	4/01/26	9660-03. 2215 DOE RUN DR-MAR.26	202603	320	53800	43000		DUKE ENERGY PAYMENT PROCESSING	*	69.45	69.45	080077
4/08/26	00089	3/25/26	5225-04. 596 JET LANE-APR.26	202604	330	57200	44000		FRONTIER COMMUNICATIONS	*	139.47	139.47	080078
TOTAL FOR BANK Z											13,824.68		
TOTAL FOR REGISTER											124,243.80		

NPRC NORTH POWER LI BOH

SECTION 2

North Powerline Road
Community Development District

Unaudited Financial Reporting
March 31, 2026



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6	<u>Series 2022 Debt Service Fund</u>
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10	<u>Long Term Debt Summary</u>
11	<u>Assessment Receipt Schedule</u>

North Powerline Road
Community Development District
Combined Balance Sheet
March 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Total Governmental Funds
Assets:					
Operating Account	\$ 142,871	\$ -	\$ -	\$ -	\$ 142,871
State Board of Administration	\$ 795,438	\$ -	\$ -	\$ -	\$ 795,438
Investments:					
Capital Reserve - Money Market	\$ -	\$ 320,427	\$ -	\$ -	\$ 320,427
Series 2020					
Reserve	\$ -	\$ -	\$ 355,933	\$ -	\$ 355,933
Revenue	\$ -	\$ -	\$ 829,178	\$ -	\$ 829,178
Prepayment	\$ -	\$ -	\$ 311	\$ -	\$ 311
Series 2022					
Reserve	\$ -	\$ -	\$ 265,234	\$ -	\$ 265,234
Revenue	\$ -	\$ -	\$ 684,896	\$ -	\$ 684,896
Construction - Phase 4	\$ -	\$ -	\$ -	\$ 802	\$ 802
Due from Developer	\$ 43	\$ -	\$ -	\$ -	\$ 43
Prepaid Expenses	\$ 6,545	\$ -	\$ -	\$ -	\$ 6,545
Total Assets	\$ 944,898	\$ 320,427	\$ 2,135,552	\$ 803	\$ 3,401,680
Liabilities:					
Accounts Payable	\$ 6,127	\$ -	\$ -	\$ -	\$ 6,127
Total Liabilities	\$ 6,127	\$ -	\$ -	\$ 0	\$ 6,127
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 6,545	\$ -	\$ -	\$ -	\$ 6,545
Restricted for:					
Debt Service - Series 2020	\$ -	\$ -	\$ 1,185,422	\$ -	\$ 1,185,422
Debt Service - Series 2022	\$ -	\$ -	\$ 950,130	\$ -	\$ 950,130
Capital Projects - Series 2022	\$ -	\$ -	\$ -	\$ 803	\$ 803
Assigned for:					
Capital Reserves	\$ -	\$ 320,427	\$ -	\$ -	\$ 320,427
Unassigned	\$ 932,226	\$ -	\$ -	\$ -	\$ 932,226
Total Fund Balances	\$ 938,771	\$ 320,427	\$ 2,135,552	\$ 803	\$ 3,395,553
Total Liabilities & Fund Balance	\$ 944,898	\$ 320,427	\$ 2,135,552	\$ 803	\$ 3,401,680

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 898,933	\$ 878,402	\$ 878,402	\$ -
Assessments - Direct Bill	\$ 64,728	\$ 48,544	\$ 48,544	\$ -
Interest	\$ -	\$ -	\$ 10,162	\$ 10,162
Boundary Amendment Contribution	\$ -	\$ -	\$ 43	\$ 43
Total Revenues	\$ 963,661	\$ 926,946	\$ 937,151	\$ 10,205
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 5,200	\$ 800
Employer FICA Expense	\$ 918	\$ 459	\$ 398	\$ 61
Engineering	\$ 15,000	\$ 7,500	\$ 235	\$ 7,265
Attorney	\$ 30,000	\$ 15,000	\$ 10,092	\$ 4,908
Annual Audit	\$ 4,150	\$ -	\$ -	\$ -
Assessment Administration	\$ 8,755	\$ 8,755	\$ 8,755	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,180	\$ 3,590	\$ 3,090	\$ 500
Trustee Fees	\$ 13,335	\$ 6,022	\$ 6,022	\$ -
Management Fees	\$ 47,500	\$ 23,750	\$ 23,750	\$ -
Information Technology	\$ 2,044	\$ 1,022	\$ 1,022	\$ 0
Website Maintenance	\$ 1,363	\$ 681	\$ 681	\$ (0)
Postage & Delivery	\$ 1,300	\$ 650	\$ 661	\$ (11)
Insurance	\$ 7,626	\$ 7,626	\$ 7,460	\$ 166
Copies	\$ 500	\$ 250	\$ 94	\$ 156
Legal Advertising	\$ 5,000	\$ 2,500	\$ 1,758	\$ 742
Other Current Charges	\$ 1,250	\$ 625	\$ 290	\$ 335
Boundary Amendment Expense	\$ -	\$ -	\$ 43	\$ (43)
Office Supplies	\$ 250	\$ 125	\$ 16	\$ 109
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 159,696	\$ 85,180	\$ 70,191	\$ 14,988
Operations & Maintenance				
Field Expenditures				
Property Insurance	\$ 24,760	\$ 24,760	\$ 14,941	\$ 9,819
Field Management	\$ 20,600	\$ 10,300	\$ 10,300	\$ -
Landscape Maintenance	\$ 185,000	\$ 92,500	\$ 77,281	\$ 15,219
Landscape Replacement	\$ 30,000	\$ 15,000	\$ 3,500	\$ 11,500
Lake Maintenance	\$ 18,313	\$ 9,157	\$ 5,730	\$ 3,427
Fountain Maintenance	\$ 1,872	\$ 936	\$ -	\$ 936
Streetlights	\$ 165,000	\$ 82,500	\$ 73,749	\$ 8,751
Electric	\$ 9,900	\$ 4,950	\$ 2,399	\$ 2,551
Water & Sewer	\$ 2,640	\$ 1,320	\$ -	\$ 1,320
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 7,500	\$ 3,750	\$ 2,426	\$ 1,324
General Repairs & Maintenance	\$ 20,000	\$ 10,000	\$ 4,505	\$ 5,495
Hog Trap	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Contingency	\$ 7,500	\$ 7,500	\$ 14,208	\$ (6,708)
Subtotal Field Expenditures	\$ 500,585	\$ 266,422	\$ 209,038	\$ 57,384

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Amenity Expenditures				
Amenity - Electric	\$ 15,000	\$ 7,500	\$ 4,350	\$ 3,150
Amenity - Water	\$ 4,400	\$ 2,200	\$ 2,094	\$ 106
Playground Lease	\$ 65,266	\$ 32,633	\$ 32,633	\$ 0
Pool Furniture Repair/Replacement	\$ 8,000	\$ 4,000	\$ -	\$ 4,000
Internet	\$ 1,625	\$ 813	\$ 857	\$ (44)
Pest Control	\$ 1,120	\$ 560	\$ 240	\$ 320
Janitorial Services	\$ 14,060	\$ 7,030	\$ 6,270	\$ 760
Security Services	\$ 25,000	\$ 12,500	\$ 1,947	\$ 10,553
Pool Maintenance	\$ 33,960	\$ 16,980	\$ 16,900	\$ 80
Amenity Access Management	\$ 15,450	\$ 7,725	\$ 7,725	\$ -
Amenity Repairs & Maintenance	\$ 12,500	\$ 6,250	\$ 4,177	\$ 2,073
Holiday Decorations	\$ 15,500	\$ 15,500	\$ 15,300	\$ 200
Contingency	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Subtotal Amenity Expenditures	\$ 219,381	\$ 117,440	\$ 92,494	\$ 24,947
Total Operations & Maintenance	\$ 719,965	\$ 383,862	\$ 301,531	\$ 82,331
Total Expenditures	\$ 879,661	\$ 469,042	\$ 371,723	\$ 97,319
<i>Other Financing Uses</i>				
Transfer Out - Capital Reserves	\$ 84,000	\$ 84,000	\$ 84,000	\$ -
Total Other Financing Uses	\$ 84,000	\$ 84,000	\$ 84,000	\$ -
Total Expenditures & Other Financing Uses	\$ 963,661	\$ 553,042	\$ 455,723	\$ 97,319
Net Change in Fund Balance	\$ -	\$ -	\$ 481,428	
Fund Balance - Beginning	\$ -	\$ -	\$ 457,343	
Fund Balance - Ending	\$ -	\$ -	\$ 938,771	

North Powerline Road
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest	\$ 2,973	\$ 2,973	\$ 3,939	\$ 966
Total Revenues	\$ 2,973	\$ 2,973	\$ 3,939	\$ 966
Expenditures:				
Contingency	\$ 1,000	\$ 500	-	\$ 500
Total Expenditures	\$ 1,000	\$ 500	\$ -	\$ 500
Excess (Deficiency) of Revenues over Expenditures	\$ 1,973		\$ 3,939	
Other Financing Sources				
Transfer In - General Fund	\$ 84,000	\$ 84,000	\$ 84,000	-
Total Other Financing Sources	\$ 84,000	\$ 84,000	\$ 84,000	\$ -
Net Change in Fund Balance	\$ 85,973		\$ 87,939	
Fund Balance - Beginning	\$ 220,909		\$ 232,488	
Fund Balance - Ending	\$ 306,882		\$ 320,427	

North Powerline Road

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 712,525	\$ 696,251	\$ 696,251	\$ -
Interest	\$ 15,600	\$ 7,800	\$ 12,807	\$ 5,007
Total Revenues	\$ 728,125	\$ 704,051	\$ 709,058	\$ 5,007
Expenditures:				
Interest - 11/1	\$ 218,847	\$ 218,847	\$ 218,847	\$ -
Principal - 5/1	\$ 275,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 218,847	\$ -	\$ -	\$ -
Total Expenditures	\$ 712,694	\$ 218,847	\$ 218,847	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 15,431		\$ 490,211	
Fund Balance - Beginning	\$ 338,378		\$ 695,211	
Fund Balance - Ending	\$ 353,809		\$ 1,185,422	

North Powerline Road

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Assessments - On Roll	\$ 533,100	\$ 520,924	\$ 520,924	\$ -
Interest	\$ 13,131	\$ 6,565	\$ 10,981	\$ 4,416
Total Revenues	\$ 546,231	\$ 527,490	\$ 531,905	\$ 4,416
Expenditures:				
Interest - 11/1	\$ 204,047	\$ 204,047	\$ 204,047	\$ -
Principal - 5/1	\$ 125,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 204,047	\$ -	\$ -	\$ -
Total Expenditures	\$ 533,094	\$ 204,047	\$ 204,047	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 13,137		\$ 327,858	
Net Change in Fund Balance	\$ 13,137		\$ 327,858	
Fund Balance - Beginning	\$ 356,084		\$ 622,272	
Fund Balance - Ending	\$ 369,221		\$ 950,130	

North Powerline Road
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 14	\$ 14
Total Revenues	\$ -	\$ -	\$ 14	\$ 14
Expenditures:				
Capital Outlay - Phase 4	\$ -	\$ -	\$ -	-
Total Expenditures	\$ -	\$ -	\$ -	-
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 14	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ -	\$ -	\$ 14	
Fund Balance - Beginning	\$ -	\$ -	\$ 789	
Fund Balance - Ending	\$ -	\$ -	\$ 803	

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	\$ -	\$ 21,945	\$ 848,240	\$ 2,710	\$ 4,330	\$ 1,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 878,402
Assessments - Direct Bill	\$ -	\$ 32,363	\$ -	\$ -	\$ -	\$ 16,181	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,544
Interest	\$ 1,158	\$ 594	\$ 502	\$ 1,905	\$ 2,976	\$ 3,027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,162
Boundary Amendment Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43
Total Revenues	\$ 1,158	\$ 54,902	\$ 848,741	\$ 4,615	\$ 7,306	\$ 20,428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 937,151

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,600	\$ 200	\$ 800	\$ 800	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Employer FICA Expense	\$ 122	\$ 15	\$ 61	\$ 61	\$ -	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 398
Engineering	\$ 235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235
Attorney	\$ 1,935	\$ 3,367	\$ 371	\$ 1,286	\$ 3,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,092
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 8,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,755
Arbitrage	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 515	\$ 515	\$ 515	\$ 515	\$ 515	\$ 515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,090
Trustee Fees	\$ 2,696	\$ -	\$ -	\$ 3,326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,022
Management Fees	\$ 3,958	\$ 3,958	\$ 3,958	\$ 3,958	\$ 3,958	\$ 3,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,750
Information Technology	\$ 170	\$ 170	\$ 170	\$ 170	\$ 170	\$ 170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,022
Website Maintenance	\$ 114	\$ 114	\$ 114	\$ 114	\$ 114	\$ 114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 681
Postage & Delivery	\$ 98	\$ 19	\$ 10	\$ 481	\$ 24	\$ 28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 661
Insurance	\$ 7,460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,460
Printing & Binding	\$ -	\$ -	\$ 94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94
Legal Advertising	\$ 1,030	\$ -	\$ -	\$ -	\$ 728	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,758
Other Current Charges	\$ 58	\$ 44	\$ 59	\$ 44	\$ 42	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 290
Boundary Amendment Expense	\$ -	\$ -	\$ -	\$ -	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43
Office Supplies	\$ 3	\$ 3	\$ 3	\$ 1	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 28,924	\$ 8,407	\$ 6,155	\$ 11,206	\$ 8,730	\$ 6,769	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,191

Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 14,941	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,941
Field Management	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,300
Landscape Maintenance	\$ 10,556	\$ 10,556	\$ 13,332	\$ 13,332	\$ 13,332	\$ 16,172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,281
Landscape Replacement	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Lake Maintenance	\$ 955	\$ 955	\$ 955	\$ 955	\$ 955	\$ 955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,730
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 12,811	\$ 12,811	\$ 12,817	\$ 12,819	\$ 12,718	\$ 9,772	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,749
Electric	\$ 453	\$ 375	\$ 508	\$ 394	\$ 312	\$ 356	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,399
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 449	\$ 824	\$ 882	\$ 156	\$ -	\$ 114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,426
General Repairs & Maintenance	\$ 3,695	\$ 810	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,505
Hog Trap	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 2,126	\$ 2,397	\$ 4,542	\$ 5,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,208
Subtotal Field Expenditures	\$ 51,204	\$ 30,446	\$ 34,753	\$ 34,516	\$ 29,034	\$ 29,086	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209,038

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	\$ 771	\$ 908	\$ 1,116	\$ 762	\$ 794	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,350
Amenity - Water	\$ 320	\$ 431	\$ 381	\$ 456	\$ 506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,094
Playground Lease	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ 5,439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,633
Internet	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ 139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 857
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240
Janitorial Services	\$ 1,000	\$ 1,010	\$ 1,020	\$ 1,000	\$ 1,010	\$ 1,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,270
Security Services	\$ 484	\$ 140	\$ 140	\$ 560	\$ 140	\$ 484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,947
Pool Maintenance	\$ 2,750	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830	\$ 2,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,900
Amenity Access Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,725
Amenity Repairs & Maintenance	\$ 895	\$ 2,537	\$ -	\$ -	\$ 745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,177
Holiday Decorations	\$ -	\$ -	\$ -	\$ 15,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,300
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 13,129	\$ 14,765	\$ 12,397	\$ 27,818	\$ 12,935	\$ 11,449	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,494
Total Operations & Maintenance	\$ 64,332	\$ 45,211	\$ 47,150	\$ 62,334	\$ 41,969	\$ 40,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 301,531
Total Expenditures	\$ 93,256	\$ 53,617	\$ 53,305	\$ 73,540	\$ 50,699	\$ 47,304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 371,723
Other Financing Uses													
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,000
Total Other Financing Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,000
Total Expenditures & Other Financing Uses	\$ 93,256	\$ 53,617	\$ 53,305	\$ 73,540	\$ 50,699	\$ 131,304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455,723
Net Change in Fund Balance	\$ (92,098)	\$ 1,285	\$ 795,436	\$ (68,925)	\$ (43,394)	\$ (110,876)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 481,428

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 2026

ON ROLL ASSESSMENTS

Gross Assessments \$ 966,594.52 \$ 766,155.52 \$ 573,225.66 \$ 2,305,975.70
 Net Assessments \$ 898,932.90 \$ 712,524.63 \$ 533,099.86 \$ 2,144,557.40

41.92% 33.22% 24.86% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	General Fund	Series 2020 Debt Service	Series 2022 Debt Service	Total
11/10/25	10/20-10/21/25	\$1,750.67	(\$91.92)	(\$33.18)	\$0.00	\$0.00	\$1,625.57	\$681.39	\$540.09	\$404.09	\$1,625.57
11/14/25	10/01-10/31/25	\$4,082.09	(\$163.29)	(\$78.38)	\$0.00	\$0.00	\$3,840.42	\$1,609.79	\$1,275.97	\$954.66	\$3,840.42
11/21/25	11/01-11/07/25	\$23,434.67	(\$937.38)	(\$449.95)	\$0.00	\$0.00	\$22,047.34	\$9,241.57	\$7,325.18	\$5,480.59	\$22,047.34
11/26/25	11/08-11/15/25	\$26,403.38	(\$1,056.11)	(\$506.95)	\$0.00	\$0.00	\$24,840.32	\$10,412.31	\$8,253.14	\$6,174.87	\$24,840.32
12/08/25	11/16-11/25/25	\$87,772.15	(\$3,505.05)	(\$1,685.34)	\$0.00	\$0.00	\$82,581.76	\$34,615.75	\$27,437.61	\$20,528.40	\$82,581.76
12/17/25	INV#4652297	(\$13,393.81)	\$0.00	\$0.00	\$0.00	\$0.00	(\$13,393.81)	(\$5,614.28)	(\$4,450.06)	(\$3,329.47)	(\$13,393.81)
12/17/25	INV#4652298	(\$9,665.95)	\$0.00	\$0.00	\$0.00	\$0.00	(\$9,665.95)	(\$4,051.67)	(\$3,211.49)	(\$2,402.79)	(\$9,665.95)
12/19/25	11/26-11/30/25	\$2,043,412.37	(\$81,735.64)	(\$39,233.53)	\$0.00	\$0.00	\$1,922,443.20	\$805,829.42	\$638,727.66	\$477,886.12	\$1,922,443.20
12/31/25	12/01-12/15/25	\$44,200.26	(\$1,695.56)	(\$850.09)	\$0.00	\$0.00	\$41,654.61	\$17,460.33	\$13,839.66	\$10,354.62	\$41,654.61
01/09/26	12/16-12/31/25	\$5,069.26	(\$2,369.29)	(\$54.00)	\$0.00	\$0.00	\$2,645.97	\$1,109.11	\$879.12	\$657.74	\$2,645.97
01/29/26	10/01-12/31/25	\$0.00	\$0.00	\$0.00	\$3,820.35	\$0.00	\$3,820.35	\$1,601.38	\$1,269.30	\$949.67	\$3,820.35
02/13/26	01/01-01/31/26	\$10,755.49	(\$215.08)	(\$210.81)	\$0.00	\$0.00	\$10,329.60	\$4,329.85	\$3,431.99	\$2,567.76	\$10,329.60
03/13/26	02/01-02/28/26	\$2,864.61	\$0.00	(\$57.29)	\$0.00	\$0.00	\$2,807.32	\$1,176.74	\$932.73	\$697.85	\$2,807.32
TOTAL		\$ 2,226,685.19	\$ (91,769.32)	\$ (43,159.52)	\$ 3,820.35	\$ -	\$ 2,095,576.70	\$ 878,401.69	\$ 696,250.90	\$ 520,924.11	\$ 2,095,576.70

98%	Net Percent Collected
\$48,980.70	Bal. Remaining to Collect

DIRECT BILL ASSESSMENTS

Cassidy Holdings LLC 2026-01		Net Assessments	\$64,725.81
Date Received	Due Date	Check Number	Net Assessed Amount Received - GF
10/31/25	10/1/25	2790, 2791, 2792, 2793, & 2794	\$32,362.90
3/19/26	2/1/26	2853, 2854 & 2855	\$16,181.45
	5/1/26		\$16,181.45
\$			64,725.80
			48,544.35

SECTION 3



April 15, 2026

Samantha Ham – Recording Secretary
North Powerline Road CDD
219 E. Livingston St.
Orlando, FL 32801

RE: North Powerline Road Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **950** voters within the North Powerline Road Community Development District as of **April 15, 2026**.

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

Sincerely,

Melony M. Bell

Melony M. Bell
Supervisor of Elections
Polk County, Florida