*North Powerline Road*
*Community Development District*

*Meeting Agenda*

*October 28, 2026*

# AGENDA

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

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

October 21, 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, October 28, 2026** at **11:00 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 July 22, 2026 Board of Supervisors Meeting
4. Discussion Regarding the Addition of Stop Signs in the Community (*requested by Supervisor Diaz*)
5. Discussion Regarding Parking on Tiny Flower Road (*requested by Supervisor Diaz & Supervisor Gatica*)
6. Consideration of Resolution 2027-01 Issuing Special Assessment Bonds for Construction of a Portion of the Capital Improvement Plan
7. Consideration of Acquisition Agreement (Capital Improvement Plan)
8. Presentation of Arbitrage Rebate Report for Series 2022 Project Bonds
9. Consideration of Proposal for Traffic Study (*tabled from July 22, 2026 Board Meeting*)
10. Consideration of Audit Services Engagement Letter for Fiscal Year 2026 Audit
11. Consideration of Agreement with PayGov.US for Electronic Payment Processing
12. Staff Reports
    - A. Attorney
    - B. Engineer
    - C. Field Manager's Report
        - i. Consideration of Proposal for Plant Replacements in Deer Run
        - ii. Consideration of Maintenance Contract Items
            - a) Pool Maintenance Services Rate Increase Letter
            - b) Janitorial Maintenance Services Option to Add Additional Day of Service for Spring Break
            - c) Landscape Maintenance Services Fuel Surcharge Letter
    - D. District Manager's Report
        - i. Approval of Check Register
        - ii. Balance Sheet & Income Statement
13. Other Business
14. Supervisors Requests and Audience Comments
15. Adjournment

# 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**, **July 22, 2026,** at 10:01 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

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| Bobbie Shockley | Chairperson |
| Jessica Spencer | Assistant Secretary |
| Lindsey Roden | Assistant Secretary |
| Maurico Gatica *joined late* | Assistant Secretary |

Also present were:

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| Jill Burns | District Manager, GMS |
| Meredith Hammock *by Zoom* | District Counsel, Kilinski Van Wyk |
| Marshall Tindall | Field Manager, GMS |
| Christine Wells | District Manager, GMS |

*The following is a summary of the discussions and actions taken at the July 22, 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 10:01 a.m. and called the roll. Three 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 being no comments, the next item followed.

**THIRD ORDER OF BUSINESS** **Approval of Minutes of the April 22, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the March 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 Ms. Spencer, with all in favor, the Minutes of the April 22, 2026, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS Public Hearing**

**A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget**

Ms. Burns requested 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. Consideration of Resolution 2026-09 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds**

Ms. Burns presented Resolution 2026-09, adopting the District's Fiscal Year 2026-2027 budget and appropriating funds. She explained that the proposed budget maintained the same assessment amount as the prior year. Budget adjustments included reductions to property insurance and landscape maintenance based on actual expenditures, as well as increases for midge management and janitorial services. Phase Five was also added back into the budget following the developer's request to withdraw its prior request for removal through the boundary amendment. Public comments were opened and no additional comments were received.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-09 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, was approved.

**ii. Consideration of Resolution 2026-10 Imposing Special Assessments**

Ms. Burns presented Resolution 2026-10, imposing special assessments. She explained that the resolution will certify the District's assessments for collection based on the Fiscal Year 2027 budget adopted by the Board, as well as previously levied debt assessments.

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| On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-10 Imposing Special Assessments, was approved. |

Ms. Burns requested a motion to close the public hearing.

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| On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Closing the Public Hearing, was approved. |

**FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2026-11 Rescinding Approval of Boundary Amendment**

Ms. Burns presented Resolution 2026-11, rescinding approval of the boundary amendment. She explained that the developer requested that the property remain within the District's original boundaries and asked that the previously approved petition for the boundary amendment be withdrawn. The resolution formally rescinds the prior approval.

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| On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-11 Rescinding Approval of Boundary Amendment, was approved. |

**SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2026-12 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027**

Ms. Burns presented Resolution 2026-12, designation of a regular monthly meeting date, time, and location for Fiscal Year 2026/2027. She explained that the proposed schedule maintains the fourth Wednesday of each month, with the November and December meetings moved to the third Wednesday to accommodate the Thanksgiving and Christmas holidays. The meeting time will be 11:00 a.m. The revised schedule also separates certain meetings to allow additional time for resident participation.

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| On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-12 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved. |

**SEVENTH ORDER OF BUSINESS** **Consideration of Proposal for Traffic Study** ***(tabled from April 22, 2026 Board Meeting)***

Ms. Burns presented the proposal for a traffic study. The Board discussed consideration of a proposal for a traffic study, which had previously been tabled at the April meeting. The proposal was to include an evaluation of an additional stop sign, as directed by the Board. The District Engineer had previously recommended waiting until the Powerline Road extension was completed to better assess the resulting traffic patterns. As the extension was not confirmed to be complete, the Board agreed to table the item again and bring it back for consideration in approximately two to three months.

**EIGHTH ORDER OF BUSINESS** **Ratification of Amended Pool Maintenance Services Agreement**

Ms. Burns presented the ratification of the amended pool maintenance services agreement, which incorporated the previously approved temporary fuel surcharge.

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| On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Amended Pool Maintenance Services Agreement, was ratified. |

**NINTH ORDER OF BUSINESS** **Ratificaiton of Hog Trapping Agreement**

Ms. Burns presented the ratification of a hog trapping agreement. Due to damage caused by hogs and the District's ongoing history of hog-related issues, the Chair previously authorized placement of a trap to address the problem.

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| On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Hog Trapping Agreement, was ratified. |

**TENTH ORDER OF BUSINESS Presentation of Fiscal Year 2025 Audit Report**

Ms. Burns presented the District's Fiscal Year 2025 independent audit report, noting that the District is required to undergo an independent audit annually. She reported that the audit contained no instances of noncompliance or findings and was considered a clean audit. The audit was submitted to the state by the June 30 deadline. Following discussion, the Board was asked to accept the Fiscal Year 2025 audit report.

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| On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Fiscal Year 2025 Audit Report, was approved. |

**ELEVENTH ORDER OF BUSINESS Goals and Objectives**

**A. Adoption of Fiscal Year 2027 Goals & Objectives**

**B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form**

Ms. Burns presented the Fiscal Year 2027 goals and objectives, noting that the proposed goals are the same as the currently adopted goals. The Board is required to adopt goals annually and review the prior year's goals at the end of the fiscal year. The Board was asked to approve the Fiscal Year 2027 goals and objectives and authorize the Chair to review and confirm the District's completion of the Fiscal Year 2026 goals and objectives at the end of the fiscal year and execute the required form.

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| On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Adopting the Fiscal Year 2027 Goals & Objectives and the Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, was approved. |

**TWELFTH ORDER OF BUSINESS Staff Reports**

**A. Attorney**

Ms. Hammock reported that there was no specific report from her office and offered to answer any questions from the Board.

**Supervisor Gatica joined the meeting at this time.*

Ms. Burns also noted for the record that Supervisor Maurico Gatica had joined the meeting, bringing the number of Supervisors present to four.

**B. Engineer**

There being no comments, the next item followed.

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

Mr. Tindall presented the field report and provided an update on several maintenance items. The Horse Creek landscape replacement proposal was revised downward to $12,180 after allowing previously dormant vegetation to recover. The Board approved the Horse Creek proposal, while the $27,195 Deer Run proposal was deferred pending a revised estimate from the vendor.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Horse Creek Proposal Totaling $12,180, was approved.

Mr. Tindall stated the pond levels remain low following the drought, although recent rainfall has helped. Additional trash cleanup was performed around the ponds, including surface skimming. Algae levels have been manageable, with treatment being provided as needed. The pool mushroom feature remains out of service due to a failed pump. The current vendor provided an estimated replacement cost of $5,180**.** The Board discussed the pump's age, recurring breaker trips, expected service life, and warranty. The Board approved the replacement on a not-to-exceed basis, with the formal proposal and warranty information to be provided.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Motor Replacement Not to Exceed $5,180 with Formal Proposal and Warranty Information to be Provided, was approved.

The Board also approved the holiday lighting proposal for $15,300 from the existing vendor, with a three-year agreement providing a cost savings compared with a one-year arrangement.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Holiday Lighting Proposal Totaling $15,300 for Three-Year Agreement, was approved.

Mr. Tindall also reviewed other field maintenance items including straightening traffic signs, repairing loose pool coping/edging, replacing soap dispensers and faucets as needed, and

monitoring a hog trap located between Phases 2 and 3. Sod installation and stormwater-related repairs are also progressing following recent rainfall. Prince & Sons presented a tiered fuel surcharge based on the national average fuel price. The surcharge would be 3% when fuel is $4.00 or higher per gallon, 2% at $3.50–$3.99, and no surcharge at $3.49 or below. The Board approved the fuel surcharge through the end of the fiscal year.

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| On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Fuel Surcharge, was approved. |

The Board approved a not-to-exceed amount of $5,500 for storm-related cleanup and tree staking**.** This authorization allows the landscape vendor to mobilize quickly following a storm without waiting for a separate proposal and Board approval. The District would only incur the expense if storm-related services are actually needed.

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| On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, a Not to Exceed Amount of $5,500 for Storm Response, was approved. |

The Board discussed options for the proposed bike rack installation, including a concrete slab versus individual concrete forms. For long-term maintenance and durability, the Board elected to proceed with a concrete slab. The Board approved an 8-by-10-foot concrete slab with a not-to-exceed amount of $5,000 for the bike rack installation.

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| On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, 8 x 10 Concrete Slab Not to Exceed $5,000, was approved. |

Finally, a supervisor raised resident complaints regarding the landscape contractor driving through residential lawns and potentially damaging irrigation systems, as well as leaving landscaping debris behind after completing work. Mr. Tindall agreed to investigate the locations, review any applicable access easements, address the issue with the landscape foreman, and ensure the contractor properly cleans up after maintenance.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns stated the Check Register is in the packet for review. There were no comments, so the next item followed.

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

**ii. Balance Sheet & Income Statement**

Ms. Burns stated the financial statements are included in the package for review. No action was required, as the statements were provided for informational purposes only.

**THIRTEENTH ORDER OF BUSINESS Other Business**

There being no comments, the next item followed.

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

Ms. Burns asked for Supervisor requests or audience comments. Hearing no requests or comments, the meeting was adjourned.

**FIFTEENTH ORDER OF BUSINESS Adjournment**

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

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

# SECTION VI

**RESOLUTION 2027-01**

**A RESOLUTION SETTING FORTH THE INTENT OF THE DISTRICT'S BOARD OF SUPERVISORS TO ISSUE SPECIAL ASSESSMENT BONDS FOR CONSTRUCTION OF A PORTION OF THE CAPITAL IMPROVEMENT PLAN; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the North Powerline Road Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the issuance of bonds secured by the imposition of special assessments on benefited properties within the District; and

**WHEREAS**, the District's Board of Supervisors ("**Board**") previously adopted, after proper notice and public hearing, Resolution Nos. 2018-23, 2018-24, 2018-32, 2020-04, 2020-05, 2020-08, 2020-11, 2020-12, 2020-15, 2021-07, 2021-08, 2021-19, 2022-01, 2022-02, 2022-04, 2022-08, 2023-17, and 2023-18 (together, the "**Master Assessment Resolution**"), relating to the imposition, levy, collection and enforcement of such special assessments, and establishing a master lien over the property within the District, which lien remains inchoate until the District issues bonds, as provided in the Master Assessment Resolution; and

**WHEREAS**, the District's Board previously adopted Resolutions Nos. 2018-25 and 2021-23, adopted on July 18, 2018 and September 22, 2021, respectively (together, the "**Bond Resolution**"), authorizing the issuance of up to $62,000,000 North Powerline Road Community Development District Special Assessment Bonds ("**Bonds**") for the purpose of financing all or a portion of the acquisition and/or construction of the District's Capital Improvement Plan, as outlined in that certain *Third Amended and Restated Engineer's Report for Capital Improvements*, dated February 2022 (**"Engineer's Report**"); and

**WHEREAS**, the District now desires to enter into that certain *Master Acquisition Agreement* ("**Master Acquisition Agreement**"), attached hereto as **Exhibit** A, relating to the construction of a portion of the Capital Improvement Plan ("**Improvements**") on certain lands within the District, which are further described in **Exhibit B** ("**Property**"); and

**WHEREAS**, in order to finance all or a portion of the Improvements benefitting the Property, the District agrees to issue Bonds and levy any associated assessments in accordance with the District's Bond Resolution and Master Assessment Resolution; and

**WHEREAS**, the District now desires to memorialize the agreement to issue the Bonds associated with the Improvements contemplated by the Master Acquisition Agreement.

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

**SECTION 1.** All of the representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

**SECTION 2.** The Board hereby authorizes and approves the execution of the Master Acquisition Agreement attached hereto as **Exhibit A**, which may be subject to further review and revision by District staff, as finally approved by the District's Chairperson or Vice Chairperson. The Board further acknowledges and agrees to issue the Bonds contemplated by the Master Acquisition Agreement upon the District receiving written notice that the construction of the Improvements is commencing.

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

**SECTION 4.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

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

**APPROVED** and **ADOPTED** this 28th day of October 2026.

ATTEST:

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

_____
Secretary

_____
Chairperson

**Exhibit A:** *Master Acquisition Agreement*
**Exhibit B:** Legal Description of the Property

**EXHIBIT A**

*Master Acquisition Agreement*

**EXHIBIT B**

Legal Description of the Property

**Parcel A:**

A parcel of land being a portion of Tracts I, K, L, and M, of the Northeast 1/4 of Section 10, Township 27 South, Range 27 East, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said parcel of land also being a portion of platted Right-of-way, per said plat of FLORIDA DEVELOPMENT CO. TRACT, as vacated per Official Records Book 12630, Page 79, of the Public Records of Polk County, Florida, lying and being in the Northeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the Northeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the East boundary of the Northeast 1/4 of said Section 10, S 00°09'46" E a distance of 15.00 feet to a point coincident with the Easterly extension of the South Right-of-way boundary of Horseshoe Creek Road, per FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said point being the POINT OF BEGINNING; thence continue coincident with the East boundary of the Northeast 1/4 of said Section 10, S 00°09'46" E a distance of 1249.73 feet to a point coincident with the Easterly extension of the North Right-of-way boundary of South Boulevard East, as depicted on Official Records Book 12658, Page 2241, of the Public Records of Polk County, Florida; thence departing said East boundary, coincident with said Easterly extension and the North Right-of-way boundary of South Boulevard East, S 89°43'42" W a distance of 484.29 feet to a point marking the Southwest corner of the lands described per Official Records Book 11689, Page 3, of the Public Records of Polk County, Florida; thence departing said North Right-of-way boundary, coincident with the Westerly boundary of said lands for the following two (2) courses: 1.) N 00°47'21" W a distance of 275.15 feet; 2.) thence S 89°41'50" W a distance of 150.07 feet to a point coincident with the East Right-of-way boundary of East Boulevard, per MAP OF DAVENPORT, as recorded in Plat Book 3, Page 58, of the Public Records of Polk County, Florida; thence departing said Westerly boundary, coincident with said East Right-of-way boundary, N 00°47'09" W a distance of 342.38 feet to a point coincident with the aforesaid Westerly boundary of the lands described per Official Records Book 11689, Page 3; thence departing said East Right-of-way boundary, coincident with the Westerly boundary of said lands for the following four (4) courses: 1.) N 89°44'32" E a distance of 144.94 feet; 2.) thence N 00°47'16" W a distance of 132.50 feet; 3.) thence N 89°44'32" E a distance of 155.00 feet; 4.) thence N 00°47'11" W a distance of 500.16 feet to a point coincident with the South Right-of-way boundary of Horseshoe Creek Road, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence departing said Westerly boundary, coincident with said South Right-of-way boundary, N 89°46'19" E a distance of 348.03 feet to the POINT OF BEGINNING.

Containing an area of 590919.55 square feet, 13.566 acres, more or less.

**Together with Parcel B:**

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

COMMENCE at a point marking the Northeast corner of the Northeast 1/4 of Section 10, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the North boundary of the Northeast 1/4 of said Section 10, S 89°46'19" W a distance of 647.98 feet; thence departing said North boundary, S 00°13'41" E a distance of 15.00 feet to a point marking the Northwest corner of Tract I, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said point being the POINT OF BEGINNING; thence coincident with the North boundary of said Tract I, N 89°46'19" E a distance of 233.16 feet to a point coincident with the apparent North Right-of-way boundary of Horseshoe Creek Road; thence departing said North boundary, coincident with said North Right-of-way boundary for the following three (3) courses: 1.) S 59°54'29" W a distance of 73.24 feet to a point coincident with a tangent curve concave to the North, said curve having a radius of 140.00 feet, a delta angle of 29°12'04" and being subtended by a chord bearing S 74°30'31" W for a distance of 70.58 feet; 2.) thence coincident with the arc of said curve a distance of 71.35 feet; 3.) thence S 89°06'33" W a distance of 101.02 feet to a point coincident with the East Right-of-way boundary of East Boulevard, per MAP OF DAVENPORT, as recorded in Plat Book 3, Page 58, of the Public Records of Polk County, Florida; thence departing said North Right-of-way boundary, coincident with said East Right-of-way boundary, N 00°47'09" W a distance of 56.22 feet to the POINT OF BEGINNING.

Containing an area of 10122.14 square feet, 0.232 acres, more or less.

**Together with Parcel C:**

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

COMMENCE at a point marking the Southeast corner of the Southeast 1/4 of Section 3, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the East boundary of the Southeast 1/4 of said Section 3, N 00°12'06" W a distance of 15.00 feet to a point coincident with the Easterly extension of the North Right-of-way boundary of Horseshoe Creek Road, per FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60, of the Public Records of Polk County, Florida, said point being the POINT OF BEGINNING; thence departing said East boundary, coincident with said Easterly extension and the North Right-of-way boundary of Horseshoe Creek Road, S 89°46'19" W a distance of 648.47 feet to a point marking the Southwest corner of Tract H, of the Southeast 1/4 of said Section 3, per said plat of FLORIDA DEVELOPMENT CO. TRACT; thence departing said North Right-of-way boundary, coincident with the West boundary of said Tract H, and the West boundary of Tract G, of the Southeast 1/4 of said Section 3, per said plat of FLORIDA DEVELOPMENT CO. TRACT, N 00°50'53" W a distance of 641.65 feet to a point marking the Northwest corner of said Tract G; thence departing said West boundary, coincident with the North boundary of said Tract G and the Easterly extension thereof, N 89°43'58" E a distance of 655.71 feet

to a point coincident with the East boundary of the Southeast 1/4 of said Section 3; thence departing the Easterly extension of said North boundary, coincident with said East boundary, S 00°12'06" E a distance of 642.06 feet to the POINT OF BEGINNING.

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

**Together with Parcel D:**

A parcel of land being a portion of Tract C-2, BELLA VITA PHASE 1A AND 1B-1, as recorded in Plat Book 183, Page 8, of the Public Records of Polk County, Florida, lying and being in the Northeast 1/4 of Section 3, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the Northeast 1/4 of Section 3, Township 27 South, Range 27 East, Polk County, Florida; thence coincident with the North boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 3, N 88°57'39" W a distance of 1368.62 feet to a point marking the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 3; thence departing said North boundary, coincident with the North boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 3, N 89°00'46" W a distance of 176.85 feet to the POINT OF BEGINNING; thence departing said North boundary, S 35°36'10" E a distance of 290.23 feet; thence S 62°20'12" E a distance of 12.11 feet to a point coincident with the Northerly extension of the Westerly boundary of BELLA VITA PHASE 1A AND 1B-1, as recorded in Plat Book 183, Page 8, of the Public Records of Polk County, Florida; thence coincident with said Northerly extension and said Westerly boundary, S 00°41'14" E a distance of 272.96 feet; thence continue coincident with said Westerly boundary, N 76°15'52" W a distance of 396.13 feet; thence departing said Westerly boundary, N 06°18'39" E a distance of 194.38 feet; thence N 27°20'24" E a distance of 257.08 feet to a point coincident with the aforesaid North boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 3; thence coincident with said North boundary, S 89°00'46" E a distance of 62.42 feet to the POINT OF BEGINNING.

Containing an area of 135924.22 square feet, 3.120 acres, more or less.

# SECTION VII

**ACQUISITION AGREEMENT**
**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**
**(CAPITAL IMPROVEMENT PLAN)**

**THIS MASTER ACQUISITION AGREEMENT** ("**Master Agreement**") is made and entered into this __ day of _____ 2026, by and between:

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated within the Polk County, Florida, and whose mailing address is c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("**District**"); and

**CASSIDY HOLDINGS, LLC**, a Florida limited liability company, and the owner and developer of lands within the boundaries of the District, whose mailing address is 346 E Central Avenue, Winter Haven, Florida 33880 ("**Developer**", together with the District, the "**Parties**", and separately "**Party**").

**RECITALS**

**WHEREAS**, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, and acquiring certain infrastructure, including roadway improvements; stormwater management systems; water, wastewater and reclaimed water utilities; undergrounding of conduit; hardscape, landscape and irrigation; recreational amenities; offsite improvements; entry features and signage; and parks, within or outside the boundaries of the District; and

**WHEREAS**, the Developer is currently the owner and developer of certain lands located within the boundaries of the District, which are further described in **Exhibit A** ("**Property**"); and

**WHEREAS**, the Parties acknowledge and intend that the Property will be developed and financed corresponding to one or more separate assessment areas (each, an "**Assessment Area**"), with Assessment Areas to be added under this Agreement from time to time as the Capital Improvement Plan is implemented; and

**WHEREAS**, this Agreement is intended by the Parties to be, and shall be administered as, a master agreement governing the District's acquisition of, and reimbursement of the Developer for, the Work Product, Improvements, and Real Property comprising the Capital Improvement Plan across the Assessment Areas and any and all series of Bonds issued by the District related to the Property; and

**WHEREAS**, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services within and without the boundaries of the District in its *Engineer's Report for Capital Improvements*, dated June 2018, ("**Engineer's Report**" and the project detailed therein, the "**Capital Improvement Plan**" and the improvements described in the Engineer's Report, the "**Improvements**"), as may be amended from time to time, attached hereto as **Exhibit B** and incorporated herein by this reference; and

**WHEREAS**, the District intends to finance all or a portion of the Capital Improvement Plan applicable to the Property through the issuance and use of proceeds from anticipated sale(s) of one or more series of special assessment bonds (collectively, "**Bonds**"); and

**WHEREAS**, the District does not have sufficient monies on hand to allow the District to fund the cost of preparation of the necessary surveys, reports, drawings, plans, permits, specifications, and related documents which would allow the timely commencement and completion of construction of the Capital Improvement Plan ("**Work Product**") and even after issuing one or more series of bonds may still be without sufficient funds for the same; and

**WHEREAS**, the District acknowledges the Developer needs to have the Improvements comprising the Capital Improvement Plan constructed in an expeditious and timely manner in order to develop the Property; and

**WHEREAS**, the District agrees that it will not have sufficient monies to proceed with either the preparation of the Work Product or the commencement of construction of the Improvements described in **Exhibit B** until such time as the District has closed on the sale of its Bonds and even after the Bonds are issued may still be without sufficient funds on hand to complete the Capital Improvement Plan, including the Work Product and Improvements; and

**WHEREAS**, to avoid a delay in the commencement of the construction of the Improvements and development of the Work Product, the Developer has advanced, funded, commenced, and completed and/or will complete certain work on behalf of the District to enable the District to expeditiously provide the Improvements and Work Product, and the District may accept assignment of certain agreements regarding the same; and

**WHEREAS**, in conjunction with the acquisition of the Work Product and/or Improvements, the Developer may desire to convey to the District interests in real property sufficient to allow the District to own, operate, maintain, construct, or install the Improvements, if any such conveyances are appropriate, and such conveyances shall be in fee simple, perpetual easement, or other interest ("**Real Property**"); and

**WHEREAS**, the Developer and the District desire to enter into this Agreement to set forth the process by which the District may acquire the Work Product, Improvements, and/or Real Property.

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS OF THE PARTIES AND OTHER GOOD AND VALUABLE CONSIDERATION, THE**

**RECEIPT AND SUFFICIENCY OF WHICH ARE ACKNOWLEDGED, THE DISTRICT AND THE DEVELOPER AGREE AS FOLLOWS:**

**1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement. The District acknowledges and agrees that the obligations set forth in this Agreement, including, without limitation, the obligation to acquire Work Product, Improvements, and Real Property necessary to effectuate the Capital Improvement Plan, are essential to the development of the Property and the provision of infrastructure to serve the District's residents and landowners. Accordingly, the District agrees that such obligations are valid and enforceable contractual commitments of the District, binding upon the District and any successor Boards (as defined herein) in accordance with their terms, and shall not be diminished, conditioned, or rendered illusory by the issuance, non-issuance, or timing of any series of bonds. The District covenants to take all actions reasonably necessary to satisfy such obligations, including, without limitation, the lawful exercise of the District's powers under Chapter 190, *Florida Statutes*, to issue one or more series of bonds (subject to market conditions and applicable legal requirements), levy special assessments and other charges, and utilize all other lawful funding mechanisms available to the District, in each case as and when needed to acquire and complete the Capital Improvement Plan. Nothing in this Section shall be construed to waive the District's sovereign immunity or the limits of liability set forth in section 768.28, *Florida Statutes*.

**2. ADVANCED FUNDING.** Prior to the issuance of the Bonds, the Developer may elect to make available to the District such monies as are necessary to enable the District to proceed with, and expedite, the design, engineering, and construction of the Capital Improvement Plan. The funds ("**Advanced Funds**") shall be placed in the District's depository as determined by the District and will be repaid to the Developer solely from available proceeds of the Bonds, subject to the terms of this Agreement. The District must separately account for costs incurred and Advanced Funds expended in connection with the Capital Improvement Plan.

**3. WORK PRODUCT AND IMPROVEMENTS.** The Parties agree to cooperate and use good faith and best efforts to undertake and complete the acquisition process contemplated by this Agreement on such date or dates as the Parties may jointly agree upon (each, an "**Acquisition Date**"). Subject to any applicable legal requirements (e.g., but not limited to, those laws governing the use of proceeds from tax exempt bonds), and the requirements of this Agreement, the District agrees to acquire completed Work Product and Improvements that are part of the Capital Improvement Plan.

**a.** ***Request for Conveyance and Supporting Documentation.*** When Work Product or Improvements are ready for conveyance by the Developer to the District, the Developer must notify the District in writing, describing the nature of the Work Product or Improvement and the estimated cost. Developer must also provide, at or before the applicable Acquisition Date, the following: (i) documentation of actual costs paid, (ii) instruments of conveyance such as bills of sale or such other instruments as may be requested by the District, and (iii) any other releases, warranties, indemnifications or documentation as may be reasonably requested by the District.

**b.** ***Costs.*** Subject to any applicable legal requirements (e.g., but not limited to, those laws governing the use of proceeds from tax exempt bonds), the availability of proceeds from the Bonds, and the requirements of this Agreement, the District must pay the lesser of (i) the actual cost of creating or constructing of the Work Product or Improvements, or (ii) the fair market value of the Work Product or Improvements. The Developer must provide copies of all invoices, bills, receipts, and other evidence of costs incurred by the Developer for any Work Product and/or Improvements. The District Engineer must review all evidence of cost and must certify to the District's Board of Supervisors ("**Board**") whether the cost being paid is the lesser of (i) the actual cost of creation/construction of the Work Product or Improvements, or (ii) the fair market value of the Work Product or Improvements. The District Engineer's opinion as to cost must be set forth in an Engineer's Certificate that must accompany the requisition for the funds from the District's Trustee for the Bonds ("**Trustee**"). In the event that the Developer disputes the District Engineer's opinion as to cost, the District and the Developer agree to use good faith efforts to resolve such dispute. If the Parties are unable to resolve any such dispute, the Parties agree to jointly select a third-party engineer whose decision as to any such dispute shall be binding upon the Parties. Such decision by a third-party engineer shall be set forth in an Engineer's affidavit which shall accompany the requisition for the funds from the Trustee. The Parties acknowledge that the Work Product is being acquired for use by the District in connection with the construction and/or ongoing ownership and operation of the Improvements.

**c.** ***Conveyances on "As Is" Basis.*** Unless otherwise agreed, all conveyances of Work Product and Improvements must be on an "as is" basis. Even so, the Developer must assign, transfer and convey to the District all rights the Developer may have against any firm or entity which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

**d.** ***Right to Rely on Work Product and Releases.*** The Developer agrees to release to the District all right, title, and interest which the Developer may have in and to any Work Product conveyed hereunder, as well as all common law, statutory, and other reserved rights, including all warranties and copyrights in the Work Product and extensions and renewals thereof under United States law and throughout the world, and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums, and media, now known or hereinafter devised. To the extent determined necessary by the District, the Developer must use reasonable efforts to obtain all releases from each professional providing services in connection with the Work Product to enable the District to use and rely upon the Work Product. The District agrees to allow the Developer access to and use of the Work Product without the payment of any fee by the Developer. However, to the extent the Developer's

access to and use of the Work Product causes the District to incur any cost or expense, such as copying costs, the Developer agrees to pay such cost or expense.

**e.** ***Transfers to Third-party Governments; Payment for Transferred Property.*** If any item acquired is to be conveyed to a third-party governmental body, then the Developer agrees to cooperate and provide such certifications, documents, bonds, warranties, and/or forms of security as may be required by that governmental body, if any. Further, the Developer must use reasonable efforts to transfer the Work Product and Improvements first to the District pursuant to the terms of this Agreement, and prior to the transfer of such Work Product and/or Improvements to the third-party governmental entity. If the transfer of Work Product and/or Improvements to a third-party governmental entity occurs prior to the District's acquisition of the Work Product and/or Improvements, the District must pay for the Work Product and Improvements, subject to the terms of this Agreement, and subject to ensuring that such acquisition and payment would not affect the tax-exempt status of the Bonds.

**f.** ***Permits.*** The Developer agrees to cooperate fully in the transfer of any permits to the District or a governmental entity with maintenance obligations for any Improvements conveyed pursuant to this Agreement.

**g.** ***Engineer's Certification***. The District must accept completed Work Product and Improvements if the District Engineer (or other consulting engineer reasonably acceptable to the District), in his/her professional opinion, is able to certify that, in addition to any other requirements of law: (i) the Work Product and/or Improvements are part of the Capital Improvement Plan; (ii) the price for such Work Product and/or Improvements did not exceed the lesser of the cost of creating the Work Product and/or Improvements or the fair market value of the Work Product and/or Improvements; (iii) as to Work Product, the Work Product is capable of being used for the purposes intended by the District, and, as to any Improvements, the Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended; and (iv) as to any Improvements, all known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

## 4. CONVEYANCE OF REAL PROPERTY.

**a.** ***Conveyance.*** Subject to the terms of this Agreement, the Developer must convey to the District and the District must accept dedication or conveyance of all interests in Real Property over which the Improvements have been or will be constructed, and/or which are necessary for the operation and maintenance of, and/or access to, the Improvements necessary to effectuate the Capital

Improvement Plan, by a special warranty deed or other instrument acceptable to the District together with a metes and bounds or other description, at the time of platting such Real Property or at such earlier time as may be requested by the Developer. The Parties acknowledge and agree that the conveyance of Real Property may occur in multiple phases during the development and completion of the Capital Improvement Plan, and that such obligation by the District shall not be relieved by any initial or partial conveyance of Real Property or issuance of any initial series of bonds. The District's obligation to accept such Real Property shall be binding upon the District, regardless of the availability of funds at the time of conveyance subject to legal requirements and the terms of this Agreement. The Parties agree that in no event shall the purchase price for the Real Property exceed the lesser of the actual cost to the Developer or the value of an appraisal obtained by the District for this purpose if any consideration is appropriate, requested, and available. The Parties agree that the purchase price shall not include amounts attributable to the value of improvements on the Real Property and other improvements serving the Real Property that have been, or will be, funded by the District. The Developer shall pay the cost for recording fees and documentary stamps required, if any, for the conveyance of the lands upon which the Improvements are constructed. The Developer shall be responsible for all taxes and assessments levied on the lands upon which the Improvements are constructed until such time as the Developer conveys said lands to the District. At the time of conveyance, the District may require, at the Developer's expense, an owner's title insurance policy in a form satisfactory to the District. In the event the title search reveals exceptions to title which render title unmarketable or which, in the District's reasonable discretion, would materially interfere with the District's use of such lands, the Developer shall cure such defects at no expense to the District within sixty (60) days of receiving notice of such defects, or the District may, at its option, terminate its obligation to accept conveyance of such Real Property without penalty.

**b.** ***Fee Title and Other Interests.*** The District may determine in its reasonable discretion that fee title for Real Property is not necessary and, in such cases, will accept such other interest in the lands on which the Improvements are constructed as the District deems acceptable.

**c.** ***Developer Reservation.*** Any conveyance of Real Property hereunder by special warranty deed or other instrument shall be subject to a reservation by Developer of its right and privilege to use the area conveyed to construct any Improvements and any future improvements to such area for any related purposes (including, but not limited to, construction traffic relating to the construction of the Capital Improvement Plan) not inconsistent with the District's use, occupation or enjoyment thereof.

**d.** ***Boundary Adjustments.*** The Developer and the District agree that reasonable future boundary adjustments may be made as deemed necessary and approved

by both Parties in order to accurately describe lands conveyed to the District and lands which remain in the Developer's ownership; provided, however, that such future boundary adjustments shall not affect the ability of the Developer to have the lots developed. The Parties agree that any land transfers made to accommodate such adjustments shall be accomplished by donation. However, the Party requesting such adjustment shall pay any transaction costs resulting from the adjustment, including, but not limited to, taxes, title insurance, recording fees, or other costs.

**5. TAXES, ASSESSMENTS, AND COSTS.**

**a.** ***Taxes and Assessments on Property Being Acquired***. The District is an exempt governmental unit acquiring property pursuant to this Agreement for use exclusively for public purposes. Accordingly, in accordance with Florida law, the Developer must place in escrow with the Polk County Tax Collector an amount equal to the current ad valorem taxes and non-ad valorem assessments (with the exception of those ad valorem taxes and non-ad valorem assessments levied by the District) prorated to the date of transfer of title, based upon the expected assessment and millage rates giving effect to the greatest discount available for early payment.

**i.** If and only to the extent the property acquired by the District is subject to ad valorem taxes or non-ad valorem assessments, the Developer agrees to reimburse the District for payment, or pay on its behalf, any and all ad valorem taxes and non-ad valorem assessments imposed during the calendar year in which each parcel of property is conveyed.

**ii.** Nothing in this Agreement prevents the District from asserting any right to challenge any taxes or assessments imposed, if any, on any property of the District.

**b.** ***Notice.*** The Parties agree to provide notice to the other within thirty (30) calendar days of receipt of any notice of potential or actual taxes, assessments, or costs, as a result of any transaction pursuant to this Agreement, or notice of any other taxes, assessments, or costs imposed on the property acquired by the District as described in subsection a. above. The Developer must make all payments due under this Agreement on time and in accordance with Florida law. In the event that the Developer fails to make timely payment of any such taxes, assessments, or costs, the Developer acknowledges the District's right to make such payment. If the District makes such payment, the Developer agrees to reimburse the District within thirty (30) calendar days of receiving notice of such payment, and to include in such reimbursement any fees, costs, penalties, or other expenses which accrued to the District as a result of making such a payment, including interest at the maximum rate allowed by law from the date of the payment made by the District.

**c.** ***Tax liability not created.*** Nothing in this Agreement creates any new or additional tax liability on behalf of the Developer or the District. Furthermore, the Parties reserve all respective rights to challenge, pay under protest, contest or litigate the imposition of any tax, assessment, or cost in good faith they believe is unlawfully or inequitably imposed and agree to cooperate in good faith in the challenge of any such imposition.

**6. ACQUISITIONS AND BOND PROCEEDS.** The District may in the future, and in its sole discretion, elect to issue bonds that may be used to finance portions of work acquired hereunder, as well as reimburse Advanced Funds. The District shall use commercially reasonable efforts to pursue the issuance of the Bonds, subject to market conditions and legal requirements, to fund the acquisition of Work Product, Improvements, and Real Property necessary to effectuate the Capital Improvement Plan. In the event that the District issues the Bonds and has bond proceeds available to pay for any portion of the Capital Improvement Plan acquired by the District, or any Advanced Funds, and subject to the terms of the applicable documents relating to the Bonds, then the District, within thirty (30) days from the issuance of the Bonds, must pay for the acquired Work Product, Improvements or Real Property, or reimbursable Advanced Funds, pursuant to the terms of this Agreement; provided, however, that no such obligation shall exist where the Developer is in default on the payment of any debt service assessments due on any property owned by the Developer, or is in default under any agreements between the Developer and the District. In the event the District's Bond Counsel determines that any such acquisitions or payments for Advanced Funds are not properly compensable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to make payment for such Advanced Funds from Bond proceeds, but the foregoing limitation shall not relieve the District of its obligation to reimburse the Developer for such Advanced Funds from other lawfully available District funds in accordance with this Agreement. All proceeds and balances flowing to or held in the District's acquisition and construction account or any other Capital Improvement Plan-related fund or account, including, without limitation, (i) amounts released as a result of the satisfaction of any debt service reserve release requirement(s) under the Master Trust Indenture or any Supplemental Trust Indenture, (ii) any unspent capitalized interest, (iii) any unspent cost-of-issuance proceeds, (iv) any unspent or surplus bond issuance proceeds, and (v) any earnings or investment income on any of the foregoing not otherwise required to be applied to debt service, shall be applied (A) first, to the payment of any then-outstanding Advanced Funds for which the Developer is entitled to reimbursement under this Agreement, and (B) second, to the funding of the remaining unfinanced and unacquired portions of the Capital Improvement Plan. The District shall pay any such amounts owed to the Developer no later than thirty (30) days from the flow or release of such funds. Interest does not accrue on any amounts owed for prior acquisitions or Advanced Funds. Unless otherwise provided in an applicable trust indenture, and in the event the District does not or cannot issue sufficient bonds within five (5) years from the date of this Agreement to pay for all acquisitions hereunder, and reimburse Advanced Funds, and, thus does not make payment to the Developer for any unfunded acquisitions, or any unreimbursed Advanced Funds, then the District has no payment or reimbursement obligation for those unfunded acquisitions, or unreimbursed Advanced Funds. The Developer acknowledges that the District may convey some or all of the Work Product and/or Improvements described in the Engineer's Report to a general purpose unit of local government (e.g., the City of Venice or Polk County) and

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consents to the District's conveyance of such Work Product and/or Improvements prior to any payment being made by the District.

**7. CONTRIBUTIONS.** In connection with the issuance of the Bonds, the District will levy debt service special assessments to secure the repayment of Bonds, and prior to the issuance of any series of bonds, the Developer may request that such debt service special assessments be reduced for certain product types. To accomplish any such requested reduction, and pursuant to the terms of this Agreement, the Developer must provide a contribution of Improvements, Work Product or Real Property based on appraised value, comprising a portion of the Capital Improvement Plan and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment by the District hereunder.

**8. IMPACT FEE CREDITS.** In connection with the District's capital improvement plan, the District may finance certain infrastructure that may generate impact fee credits. As set forth in the District's assessment proceedings, and in recognition of the uncertain market for such credits, and limited value, and as consideration for the District and the Developer undertaking the transactions involved with the Capital Improvement Plan and financing arrangements, the District and the Developer agree that the Developer may retain any such impact fee credits, provided that the Developer contributes a corresponding amount of Improvements, Work Product and/or Real Property based on appraised value as part of the District's Capital Improvement Plan and/or reduces the cost of such Improvements, Work Product or Real Property to be acquired by the District by a corresponding amount of such impact fee credits. Alternatively, the Developer may provide the proceeds of the impact fee credits to the District for deposit into the applicable acquisition and construction account for the Bonds, and for use in acquiring and/or constructing the Capital Improvement Plan.

**9. DEFAULT.** A default by either Party under this Agreement entitles the other Party to all remedies available at law or in equity, including damages and specific performance. Any default under an applicable trust indenture for the Bonds caused by the Developer or any of its affiliates is a default under this Agreement, and the District has no obligation to fund the Capital Improvement Plan if such a default occurs. Notwithstanding the foregoing, neither the District nor the Developer is liable for consequential, special, indirect or punitive damages arising from a default under this Agreement. Before commencing an action for a default under this Agreement, the Party seeking to commence the action must first give the defaulting Party written notice of the default and thirty (30) days to cure it.

**10. ATTORNEYS' FEES AND COSTS.** If either Party is required to enforce this Agreement by court proceedings or otherwise, the prevailing Party is entitled to recover from the other Party all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**11. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Developer.

**12. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and of the Developer; each of the District and the Developer has complied with all requirements of law applicable to its execution of this Agreement; and each has full power and authority to comply with the terms of this Agreement.

**13. NOTICES.** All notices, requests, consents and other communications hereunder (the "**Notices**" and each individually, a "**Notice**") must be in writing and must be hand delivered, mailed by first-class mail, postage prepaid, sent by electronic mail with return receipt requested, or sent by nationally recognized overnight courier to the Parties, as follows:

**a. If to the District:** North Powerline Road CDD
c/o Governmental Management Services –
Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attn: District Manager
Email: jburns@gmscfl.com

**With a copy to:** Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: North Powerline Road CDD, District Counsel
Email: meredith@cddlawyers.com

**b. If to the Developer:** Cassidy Holdings, LLC
346 E Central Avenue
Winter Haven, Florida 33880
Attn: _____
Email: _____

Except as otherwise provided herein, a Notice is deemed received only upon actual delivery at the address or electronic mail address set forth in this Section. If mailed as provided above, Notices are deemed delivered on the third business day after mailing unless actually received earlier. Notices hand delivered after 5:00 p.m. (at the place of delivery) or on a non-business day are deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period is extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government are not business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name, address, or electronic mail address to which Notices must be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

**14. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. The Parties participated

fully in the preparation of this Agreement and received the advice of counsel. If a dispute arises concerning the interpretation of any provision of this Agreement, the Parties are deemed to have jointly drafted, chosen, and selected the language, and no ambiguity will be construed against either the District or the Developer.

**15. THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Developer, and no right or cause of action accrues to or for the benefit of any third party that is not a party to this Agreement. Nothing in this Agreement, express or implied, is intended to confer on any person other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement inure to the sole benefit of, and are binding on, the District and the Developer and their respective representatives, successors, and assigns.

**16. ASSIGNMENT.** Neither the District nor the Developer may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

**17. APPLICABLE LAW AND VENUE.** This Agreement is governed by, and must be construed and interpreted under, the laws of the State of Florida. Each Party consents to venue for any litigation arising out of or relating to this Agreement in the state courts of competent jurisdiction in and for Polk County, Florida.

**18. PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and, if so, must be treated as public records in accordance with Chapter 119, Florida Statutes, and other applicable Florida public records laws. The Developer shall comply with all public records requirements, including but not limited to the requirement to: (a) keep and maintain public records that ordinarily and necessarily would be required by the District to perform the services under this Agreement; (b) provide the public with access to such public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law; and (d) meet all requirements for retaining public records and transfer, at no cost to the District, all public records in possession of the Developer upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524,**

**JBURNS@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.**

**19. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**20. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement is a waiver of the District's sovereign immunity or of the limits on the District's liability beyond the limited statutory waiver of immunity and limits of liability adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or under other law, and nothing in this Agreement inures to the benefit of any third party for the purpose of allowing a claim that would otherwise be barred by sovereign immunity or by other operation of law.

**21. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and do not control or affect the meaning or construction of any provision of this Agreement.

**22. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered is an original; however, all counterparts together constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this Agreement to form one document. This Agreement, once fully executed, may be recorded in the official records of the county where the Property is located at the option of either Party. Such recordation, if made, shall provide constructive notice of the District's obligations hereunder, subject to the limitations set forth in this Agreement and applicable law, including, without limitation, the District's statutory powers and the authority of future Boards under Chapter 190, Florida Statutes.

**23. ANTI-HUMAN TRAFFICKING REQUIREMENTS.** By accepting this Agreement, the Developer certifies that neither it nor any of its principals uses coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Before or at closing, the Developer must provide the District with the affidavit required by Section 787.06(14), *Florida Statutes*, signed by an officer or representative of the Developer under penalty of perjury, in a form acceptable to the District.

[*Signatures on Following Page*]

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**IN WITNESS WHEREOF,** the Parties below execute the *Acquisition Agreement* to be effective as of the ___ day of _____ 2026.

ATTEST:

**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

_____
Secretary/Assistant Secretary

_____
By: Bobbie Shockley
Its: Chairperson, Board of Supervisors

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**IN WITNESS WHEREOF,** the Parties below execute the *Acquisition Agreement* to be effective as of the ___ day of _____ 2026.

| | |
|---|---|
| WITNESS: | **ABCMM, LLC,** as Manager of Cassidy Holdings, LLC |
| _____ | _____ |
| Print Name: _____ | By: Albert B. Cassidy<br>Its: Manager |

**Exhibit A:** Legal Description of Property
**Exhibit B:** *Engineer's Report for Capital Improvements*, dated June 2018

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## **Exhibit A:**
Legal Description of Property

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

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

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

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

**Exhibit B:**
*Engineer's Report for Capital Improvements*, dated June 2018

[*Attached Beginning on Following Page*]

DRAFT

# SECTION VIII

# REBATE REPORT

# $11,000,000

## North Powerline Road Community Development District

## (Polk County, Florida)

### Special Assessment Bonds, Series 2022

**Dated: June 9, 2022**
**Delivered: June 9, 2022**

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**Rebate Report to the Computation Date**
**June 9, 2030**
**Reflecting Activity To**
**July 31, 2026**

AMTEC

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AMTEC
American Municipal Tax-Exempt Compliance

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

September 2, 2026

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

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

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of May 31, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

# SUMMARY OF REBATE COMPUTATIONS

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

For the June 9, 2030 Computation Date
Reflecting Activity from June 9, 2022 through July 31, 2026

| Fund Description | Taxable Inv Yield | Net Income | Rebatable Arbitrage |
|---|---|---|---|
| Phase-3 Acquisition & Construction Account | 1.933694% | 35,797.55 | (102,267.18) |
| Phase-4 Acquisition & Construction Account | 1.652802% | 23,489.80 | (84,731.97) |
| Reserve Account | 3.928224% | 76,890.15 | (45,724.48) |
| Interest Account | 1.689054% | 1,591.70 | (5,571.54) |
| Costs of Issuance Account | 1.299203% | 11.43 | (57.05) |
| **Totals** | **2.570940%** | **$137,780.63** | **$(238,352.22)** |
| **Bond Yield** | **5.588202%** | | |
| Rebate Computation Credits | | | (11,261.97) |
| | | **Net Rebatable Arbitrage** | **$(249,614.19)** |

**Based upon our computations, no rebate liability exists.**

# SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

## COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from June 9, 2022, the date of the closing, to July 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 9, 2030.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between June 9, 2022 and July 31, 2026, the District made periodic payments into the Interest, Sinking and Prepayment Accounts (collectively, the "Debt Service Fund") that were used, along with the interest earned, to provide the required debt service payments.

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

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

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is July 31, 2026.

## DEFINITIONS

### 7. Computation Date

June 9, 2030.

## 8. Computation Period

The period beginning on June 9, 2022, the date of the closing, and ending on July 31, 2026.

## 9. Bond Year

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

## 10. Bond Yield

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

## 11. Taxable Investment Yield

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

## 12. Issue Price

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

## 13. Rebatable Arbitrage

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

## 14. Funds and Accounts

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

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

# METHODOLOGY

## Bond Yield

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

## Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of July 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 9, 2030. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 9, 2030, is the Rebatable Arbitrage.

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

| Sources of Funds | |
|---|---|
| **Par Amount** | **$11,000,000.00** |
| **Total** | **$11,000,000.00** |

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

PROOF OF ARBITRAGE YIELD

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

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

PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

BOND DEBT SERVICE

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

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

BOND DEBT SERVICE

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.588202%) |
|---|---|---|---|
| 06/09/22 | Beg Bal | -4,368,386.72 | -6,789,099.42 |
| 06/22/22 | | 30,428.40 | 47,196.07 |
| 06/22/22 | | 2,037.00 | 3,159.50 |
| 06/22/22 | | 41.60 | 64.52 |
| 06/29/22 | | 49,529.92 | 76,741.26 |
| 06/29/22 | | 109.50 | 169.66 |
| 06/29/22 | | 664.31 | 1,029.28 |
| 07/26/22 | | 3,750.00 | 5,786.25 |
| 08/10/22 | | 68,193.75 | 104,997.70 |
| 08/10/22 | | 2,921.98 | 4,498.96 |
| 08/17/22 | | 3,750.00 | 5,767.68 |
| 08/23/22 | | 30,661.51 | 47,115.56 |
| 08/23/22 | | 160,605.20 | 246,791.64 |
| 08/24/22 | | 13,575.00 | 20,856.63 |
| 09/02/22 | | 3,750.00 | 5,754.45 |
| 09/02/22 | | 14.09 | 21.62 |
| 09/13/22 | | 210,000.00 | 321,706.87 |
| 09/15/22 | | 6,000.00 | 9,188.81 |
| 09/15/22 | | 3,750.00 | 5,743.01 |
| 09/27/22 | | 8,445.89 | 12,910.87 |
| 09/27/22 | | 76,098.05 | 116,327.85 |
| 09/27/22 | | 985.50 | 1,506.49 |
| 09/27/22 | | 265,480.77 | 405,829.15 |
| 10/06/22 | | 2,400.00 | 3,663.73 |
| 10/06/22 | | 3,750.00 | 5,724.57 |
| 10/06/22 | | 5,670.74 | 8,656.68 |
| 10/24/22 | | 3,620.25 | 5,511.29 |
| 10/24/22 | | 70,377.00 | 107,138.53 |
| 10/24/22 | | 3,610.00 | 5,495.69 |
| 10/24/22 | | 655.50 | 997.90 |
| 10/24/22 | | 665,268.27 | 1,012,772.16 |
| 10/25/22 | | 3,750.00 | 5,707.94 |
| 11/18/22 | | 54,213.00 | 82,228.55 |
| 11/18/22 | | 495,343.96 | 751,321.92 |
| 11/18/22 | | 67,540.50 | 102,443.28 |
| 11/18/22 | | 764,735.90 | 1,159,927.02 |
| 11/21/22 | | 9,572.71 | 14,512.91 |
| 11/21/22 | | 3,750.00 | 5,685.27 |
| 11/21/22 | | 175.50 | 266.07 |
| 12/06/22 | | 1,417.50 | 2,144.10 |
| 12/09/22 | | 7,500.00 | 11,339.25 |
| 12/14/22 | | 21,142.60 | 31,941.02 |
| 12/14/22 | | 78,151.00 | 118,066.04 |
| 12/14/22 | | 168,549.32 | 254,634.62 |
| 12/14/22 | | 92,238.15 | 139,348.09 |
| 12/14/22 | | 825.00 | 1,246.36 |
| 12/14/22 | | 3,750.00 | 5,665.28 |
| 12/14/22 | | 615,089.83 | 929,242.35 |

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.588202%) |
|---|---|---|---|
| 12/23/22 | | 3,750.00 | 5,657.48 |
| 01/20/23 | | 101,675.00 | 152,760.47 |
| 01/20/23 | | 13,221.80 | 19,864.95 |
| 01/20/23 | | 7,500.00 | 11,268.29 |
| 01/25/23 | | 25,260.19 | 37,922.85 |
| 02/17/23 | | 2,691.00 | 4,026.38 |
| 02/17/23 | | 51,340.48 | 76,817.74 |
| 02/17/23 | | 96,957.01 | 145,071.06 |
| 02/17/23 | | 3,750.00 | 5,610.90 |
| 03/03/23 | | 3,750.00 | 5,597.18 |
| 03/15/23 | | 3,750.00 | 5,586.90 |
| 03/28/23 | | 350.00 | 520.41 |
| 03/28/23 | | 2,285.63 | 3,398.45 |
| 06/29/23 | | 2,500.00 | 3,665.77 |
| 10/10/23 | | 114.00 | 164.59 |
| 12/21/23 | | 77.00 | 109.97 |
| 08/02/24 | | -134,274.91 | -185,391.24 |
| 10/08/24 | | 135,597.87 | 185,335.61 |
| 06/09/30 | TOTALS: | 35,797.55 | -102,267.18 |

| | | | |
|---|---|---|---|
| ISSUE DATE: | 06/09/22 | REBATABLE ARBITRAGE: | -102,267.18 |
| COMP DATE: | 06/09/30 | NET INCOME: | 35,797.55 |
| BOND YIELD: | 5.588202% | TAX INV YIELD: | 1.933694% |

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.588202%) |
|---|---|---|---|
| 06/09/22 | Beg Bal | -5,198,673.43 | -8,079,484.04 |
| 06/22/22 | | 11,250.00 | 17,449.35 |
| 06/22/22 | | 3,750.00 | 5,816.45 |
| 06/22/22 | | 44,283.79 | 68,686.52 |
| 06/22/22 | | 1,356.00 | 2,103.23 |
| 06/22/22 | | 164.00 | 254.37 |
| 06/22/22 | | 45,411.00 | 70,434.88 |
| 06/28/22 | | 433,263.89 | 671,398.36 |
| 06/29/22 | | 8,027.07 | 12,437.08 |
| 06/29/22 | | 109.50 | 169.66 |
| 06/29/22 | | 1,289.53 | 1,997.99 |
| 06/29/22 | | 25.35 | 39.28 |
| 07/12/22 | | 3,750.00 | 5,798.67 |
| 07/12/22 | | 14,168.00 | 21,908.14 |
| 07/12/22 | | 118,403.00 | 183,087.89 |
| 07/12/22 | | 382,859.93 | 592,020.63 |
| 07/26/22 | | 7,500.00 | 11,572.50 |
| 08/03/22 | | 16,900.00 | 26,048.78 |
| 08/03/22 | | 247,288.80 | 381,158.04 |
| 08/10/22 | | 17,333.67 | 26,688.60 |
| 08/10/22 | | 20,134.81 | 31,001.50 |
| 08/10/22 | | 133,311.50 | 205,259.29 |
| 08/10/22 | | 107.50 | 165.52 |
| 08/10/22 | | 470,399.10 | 724,271.98 |
| 08/17/22 | | 3,750.00 | 5,767.68 |
| 08/23/22 | | 14,193.15 | 21,809.70 |
| 09/02/22 | | 3,750.00 | 5,754.45 |
| 09/02/22 | | 26,803.05 | 41,129.80 |
| 09/02/22 | | 36,885.60 | 56,601.67 |
| 09/02/22 | | 928,852.14 | 1,425,341.76 |
| 09/13/22 | | 31,769.00 | 48,668.12 |
| 09/15/22 | | 3,750.00 | 5,743.01 |
| 09/27/22 | | 52,293.36 | 79,938.63 |
| 10/11/22 | | 3,750.00 | 5,720.19 |
| 10/12/22 | | 44,353.28 | 67,645.45 |
| 10/12/22 | | 11,316.76 | 17,259.77 |
| 10/12/22 | | 109.50 | 167.00 |
| 10/12/22 | | 624,512.28 | 952,475.49 |
| 10/25/22 | | 3,750.00 | 5,707.94 |
| 11/02/22 | | 322,256.39 | 489,987.01 |
| 11/17/22 | | 36,256.25 | 55,000.74 |
| 11/17/22 | | 3,750.00 | 5,688.75 |
| 11/17/22 | | 724.00 | 1,098.31 |
| 12/06/22 | | 903,651.14 | 1,366,857.27 |
| 12/09/22 | | 7,500.00 | 11,339.25 |
| 12/09/22 | | 96,092.75 | 145,282.57 |
| 12/14/22 | | 24,073.27 | 36,368.51 |
| 12/14/22 | | 33,530.21 | 50,655.51 |

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.588202%) |
|---|---|---|---|
| 12/20/22 | | 3,750.00 | 5,660.08 |
| 12/23/22 | | 3,750.00 | 5,657.48 |
| 01/18/23 | | 3,750.00 | 5,635.87 |
| 01/20/23 | | 3,750.00 | 5,634.15 |
| 02/17/23 | | 3,750.00 | 5,610.90 |
| 06/08/23 | | 2.00 | 2.94 |
| 07/27/23 | | 1,307.11 | 1,908.43 |
| 09/11/23 | | 430.00 | 623.60 |
| 10/10/23 | | 517.50 | 747.17 |
| 12/04/23 | | 312.00 | 446.76 |
| 02/06/24 | | 167.33 | 237.34 |
| 03/26/24 | | 117.50 | 165.39 |
| 06/21/24 | | 26.55 | 36.89 |
| 08/02/24 | | -130,959.47 | -180,813.67 |
| 10/08/24 | | 132,734.14 | 181,421.46 |
| 06/09/30 | TOTALS: | 23,489.80 | -84,731.97 |

| | | | |
|---|---|---|---|
| ISSUE DATE: | 06/09/22 | REBATABLE ARBITRAGE: | -84,731.97 |
| COMP DATE: | 06/09/30 | NET INCOME: | 23,489.80 |
| BOND YIELD: | 5.588202% | TAX INV YIELD: | 1.652802% |

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.588202%) |
|---|---|---|---|
| 06/09/22 | Beg Bal | -758,587.50 | -1,178,953.76 |
| 07/05/22 | | 353.31 | 546.91 |
| 08/02/22 | | 710.76 | 1,095.70 |
| 09/02/22 | | 1,090.16 | 1,672.87 |
| 10/04/22 | | 1,237.55 | 1,889.76 |
| 11/02/22 | | 1,648.35 | 2,506.30 |
| 12/02/22 | | 2,029.66 | 3,071.93 |
| 12/02/22 | | 0.94 | 1.42 |
| 01/04/23 | | 2,310.90 | 3,480.50 |
| 02/02/23 | | 2,453.01 | 3,678.73 |
| 03/02/23 | | 2,347.37 | 3,504.17 |
| 04/04/23 | | 2,675.04 | 3,973.81 |
| 05/02/23 | | 2,733.85 | 4,043.80 |
| 06/02/23 | | 2,973.87 | 4,378.67 |
| 07/05/23 | | 2,917.33 | 4,273.77 |
| 08/01/23 | | 108,790.62 | 158,740.84 |
| 08/02/23 | | 3,055.26 | 4,457.37 |
| 09/05/23 | | 2,719.27 | 3,947.20 |
| 10/03/23 | | 2,637.26 | 3,811.78 |
| 11/01/23 | | 111,640.62 | 160,670.21 |
| 11/02/23 | | 2,734.78 | 3,935.22 |
| 12/04/23 | | 2,199.58 | 3,149.62 |
| 01/03/24 | | 2,271.84 | 3,238.68 |
| 02/02/24 | | 2,262.45 | 3,211.01 |
| 03/04/24 | | 2,102.90 | 2,969.98 |
| 04/02/24 | | 2,248.22 | 3,161.64 |
| 05/02/24 | | 2,172.91 | 3,041.73 |
| 06/04/24 | | 2,247.80 | 3,131.18 |
| 07/02/24 | | 2,176.34 | 3,018.67 |
| 08/01/24 | | 7,687.50 | 10,615.63 |
| 08/02/24 | | 2,247.56 | 3,103.17 |
| 08/02/24 | | 265,234.38 | 366,204.91 |
| 09/04/24 | | 1,141.06 | 1,567.74 |
| 10/02/24 | | 1,033.70 | 1,414.16 |
| 11/04/24 | | 1,009.09 | 1,373.75 |
| 12/02/24 | | 938.73 | 1,272.50 |
| 12/20/24 | | 1.19 | 1.61 |
| 01/03/25 | | 940.22 | 1,268.48 |
| 02/04/25 | | 930.59 | 1,249.54 |
| 03/04/25 | | 811.02 | 1,084.00 |
| 04/02/25 | | 891.54 | 1,186.53 |
| 05/02/25 | | 861.20 | 1,140.90 |
| 06/03/25 | | 882.36 | 1,163.39 |
| 07/02/25 | | 852.32 | 1,118.81 |
| 08/04/25 | | 881.69 | 1,151.70 |
| 09/03/25 | | 881.57 | 1,146.45 |
| 10/02/25 | | 838.42 | 1,085.50 |
| 11/04/25 | | 843.19 | 1,086.34 |

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.588202%) |
|---|---|---|---|
| 12/02/25 | | 782.15 | 1,003.39 |
| 01/05/26 | | 768.97 | 981.51 |
| 02/03/26 | | 747.81 | 950.42 |
| 03/03/26 | | 671.17 | 849.10 |
| 04/02/26 | | 738.74 | 930.45 |
| 05/04/26 | | 712.74 | 893.31 |
| 06/02/26 | | 729.33 | 910.20 |
| 07/02/26 | | 709.71 | 881.65 |
| 07/31/26 | Acc | 733.37 | 907.15 |
| 07/31/26 | Bal | 265,234.38 | 328,083.49 |
| 06/09/30 | TOTALS: | 76,890.15 | -45,724.48 |

| | | | |
|---|---|---|---|
| ISSUE DATE: | 06/09/22 | REBATABLE ARBITRAGE: | -45,724.48 |
| COMP DATE: | 06/09/30 | NET INCOME: | 76,890.15 |
| BOND YIELD: | 5.588202% | TAX INV YIELD: | 3.928224% |

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.588202%) |
|---|---|---|---|
| 06/09/22 | Beg Bal | -239,565.83 | -372,319.66 |
| 07/05/22 | | 111.58 | 172.72 |
| 08/02/22 | | 224.46 | 346.02 |
| 09/02/22 | | 344.28 | 528.30 |
| 10/04/22 | | 390.82 | 596.79 |
| 11/01/22 | | 239,565.83 | 364,312.77 |
| 11/02/22 | | 520.56 | 791.51 |
| 06/09/30 | TOTALS: | 1,591.70 | -5,571.54 |

| | | | |
|---|---|---|---|
| ISSUE DATE: | 06/09/22 | REBATABLE ARBITRAGE: | -5,571.54 |
| COMP DATE: | 06/09/30 | NET INCOME: | 1,591.70 |
| BOND YIELD: | 5.588202% | TAX INV YIELD: | 1.689054% |

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.588202%) |
|---|---|---|---|
| 06/09/22 | Beg Bal | -214,786.52 | -333,809.05 |
| 06/09/22 | | 213,026.98 | 331,074.48 |
| 12/09/22 | | 1,770.97 | 2,677.53 |
| 06/09/30 | TOTALS: | 11.43 | -57.05 |

| | | | |
|---|---|---|---|
| ISSUE DATE: | 06/09/22 | REBATABLE ARBITRAGE: | -57.05 |
| COMP DATE: | 06/09/30 | NET INCOME: | 11.43 |
| BOND YIELD: | 5.588202% | TAX INV YIELD: | 1.299203% |

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.588202%) |
|---|---|---|---|
| 06/09/23 | | -1,960.00 | -2,882.78 |
| 06/09/24 | | -2,070.00 | -2,881.30 |
| 06/09/25 | | -2,120.00 | -2,792.66 |
| 06/09/26 | | -2,170.00 | -2,705.24 |
| 06/09/30 | TOTALS: | -8,320.00 | -11,261.97 |

ISSUE DATE: 06/09/22 REBATABLE ARBITRAGE: -11,261.97
COMP DATE: 06/09/30
BOND YIELD: 5.588202%

# SECTION IX

# 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]

SIGNED: Michael Raysor

NAME: Michael D. Raysor, P.E.

TITLE: President

DATE: February 2, 2026

FOR: **NORTH POWERLINE ROAD CDD**
219 E. Livingston Street
Orlando, Florida 32801

SIGNED: _____

NAME: _____

TITLE: _____

DATE: _____

RAYSOR Transportation Consulting

TRAFFIC ENGINEERING
DEVELOPMENT SUPPORT

# 2026 SCHEDULE OF HOURLY RATES

| RATE CATEGORY | HOURLY RATE |
|---|---|
| (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 X

September 10, 2026

North Powerline Road Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide North Powerline Road Community Development District, ("the District") for the fiscal year ended September 30, 2026 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

**Audit Scope and Objectives**

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

**Auditor's Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

**Audit Procedures—Internal Control**

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

**Other Services**

We will also prepare the financial statements of North Powerline Road Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

**Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

**Engagement Administration, Fees, and Other**

This agreement may be renewed each year subject to the mutual agreement by both parties on all terms and fees. The fee for each annual renewal shall be agreed upon separately.

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed $4,250. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

a. Keep and maintain public records required by the District to perform the service.

b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.

d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

**Reporting**

We will issue a written report upon completion of our audit of North Powerline Road Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to North Powerline Road Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of North Powerline Road Community Development District.

Signature: _____

Title: _____

Date: _____

# SECTION XI

**PayGOV.US, LLC.**
7915 S. Emerson Ave B199
Indianapolis, IN 46237

**PAYMENT PROCESSING SERVICES AGREEMENT**

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 20__ (the "**Effective Date**"), by and between **PayGOV.US**, LLC, a [STATE] limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the _____ Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"), with its principal address at c/o _____.

**1. Services.** PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

**2. Convenience Fees**. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

**3. Settlement and Reporting.** The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

**4. Card and Account Verification.** Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

**5. No Cost to District; Independent Contractor; Confidentiality.** PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

**6. Indemnification; Chargebacks and Returns.** PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

**7. Standards of Performance; Compliance with Laws; Governing Law.** PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in _____ County, Florida.

**8. Data Security; Security Incidents**. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

**9. Insurance.** PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

**10. Assignment; Subcontractors.** PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

**11. District Required Provisions; Order of Precedence.** **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

**12. Miscellaneous.** Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

**13. Term and Termination.** The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

**14. ACH (E-Check) Processing through iStream.** PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

**IN WITNESS WHEREOF**, the parties have executed this Agreement to be effective as of the Effective Date.

**DISTRICT:**

_____ COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: Chairperson / Vice Chairperson, Board of Supervisors

Date: _____

ATTEST:

_____

Secretary / Assistant Secretary

**PGV:**

PAYGOV.US, LLC, a [STATE] limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Exhibit A: District Required Provisions

**EXHIBIT A**
**DISTRICT REQUIRED PROVISIONS**

**1. Sovereign Immunity; No Third-Party Beneficiaries.** Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

**2. Public Records.** PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

**IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT [TELEPHONE NUMBER], [EMAIL ADDRESS], AND [MAILING ADDRESS].**

**3. Records and Audit.** PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

**4. E-Verify.** PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized

alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

**5. Scrutinized Companies.** PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

**6. Foreign Countries of Concern; Access to Personal Identifying Information**. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

**7. Anti-Human Trafficking.** PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

**8. Foreign Source Disclosure.** To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

**EXHIBIT 1**
**CONTRACTOR AFFIDAVIT**

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

# SECTION XII

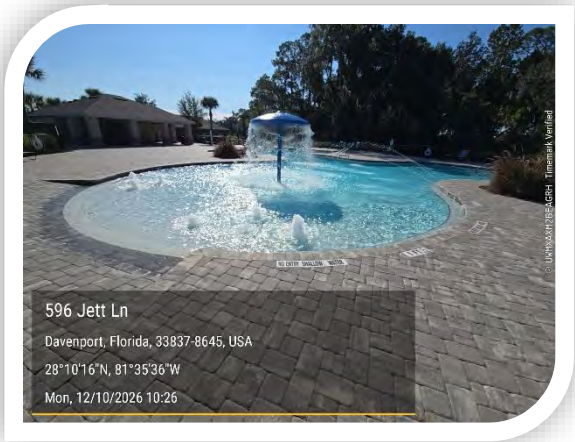
# SECTION C

October 28, 2026

# North Powerline Road CDD

## Field Management Report

### Completed Items




- Phases 3 & 4 parking signage expansion installed.
- General maintenance includes hand dryer repairs in restroom, sidewalk repairs/replacement in phase 3, replacement of wildlife cautionary signage behind the amenity, and routine pool furniture maintenance.
- Mushroom feature pump was replaced.
- Hogs successfully trapped over summer.
- Approved Horse Creek area plant replacements following frost were completed.

### Contracted Services




- The mowing and detailing services are currently being executed in accordance with the contract. The site remains neat, and all landscaping beds have been properly detailed.
- Annuals were cycled in October.
- Mealy bugs treated in grass around pool in Sept.
- Deer Run - The vendor has revised the inventory of damaged plants from the winter freeze and has prepared an updated proposal for replacement.
- Palms were trimmed.

### In progress




- Dead palms are being replaced at front entrance.
- Bike rack location was fine-tuned with landscaper, and final installation is planned soon.
- General maintenance items are being scheduled including but not limited to minor stormwater maintenance work, minor pressure washing, and supplemental pond trash clean, and graffiti cleaning from fences.

October 28, 2026

# North Powerline Road CDD

## Field Management Report – Photo Supplement

## Hogs

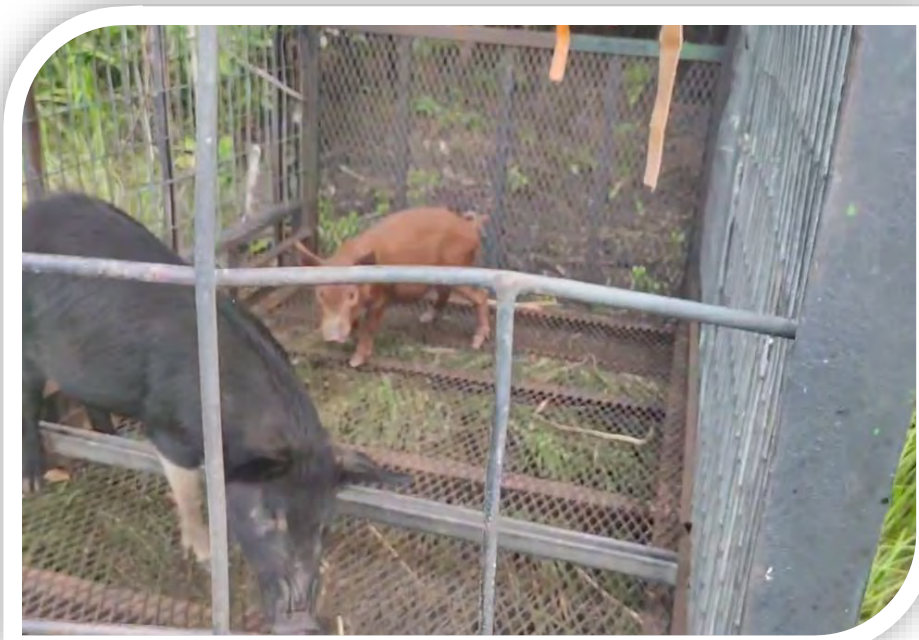


**Photo Description:**

- 1st trapping.




**Photo Description:**

- 2nd trapping.

# Landscape replacements

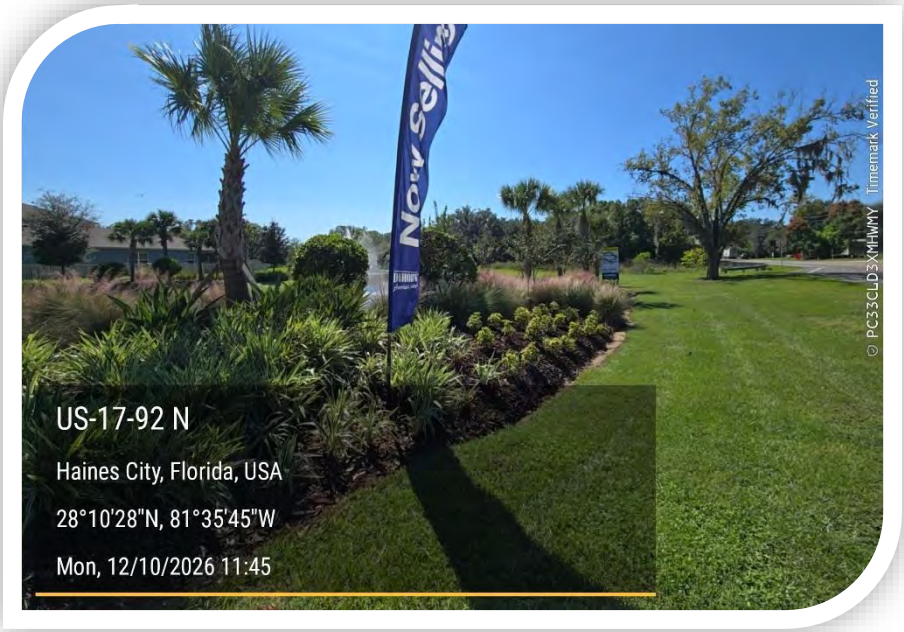



**Photo Description:**

- US 17-92 frontage.

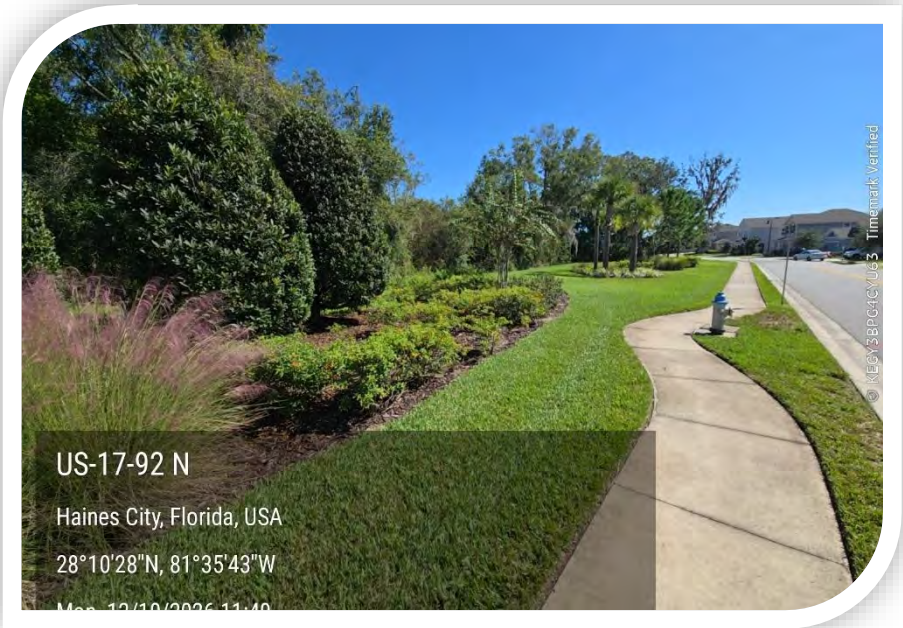



**Photo Description:**

- Tiny Flower Rd.

# SECTION 1

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: 9.9.20261

| SUBMITTED TO: | Job Name / Location: |
|---|---|
| GMS Services<br>345 W Central<br>Orlando,Fl 32801<br>Marshall Tindall<br>Phone:407.346.2453<br>Email: mtindall@gmscfl.com | Deer Run<br>Davenport, FL 33884 |

# Replace dead plant material

| | Qty | Unit | Unit cost | | Total |
|---|---|---|---|---|---|
| **Indiian Hawthorne** | **90** | **3g** | **$20.00** | **$** | **1,800.00** |
| **Annuals** | **300** | **ea** | **$2.50** | **$** | **750.00** |
| **soil for annuals** | **2** | **yds** | **$85.00** | **$** | **170.00** |
| **Oysters** | **135** | **1g** | **$10.00** | **$** | **1,350.00** |
| **Agapanthus** | **20** | **3g** | **$20.00** | $ | 400.00 |
| **Blue Daze** | **75** | **1g** | **$10.00** | **$** | **750.00** |
| Arbicola Trinnettes | 80 | 3G | $20.00 | | $1,600.00 |
| jasmine green minima | 50 | 1g | $10.00 | | $500.00 |
| Bahia sod | 4 | [pal | $400.00 | | $1,600.00 |
| Crape Mrytle multi red | 2-Jan | 30g | $357.50 | | $715.00 |
| Man hours | 6 | mh | $55.00 | $ | 330.00 |
| Choclate mulch | 40 | yds | $85.00 | | $3,400.00 |
| | | | **total** | | **$13,365.00** |

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 9.9.2026

Accepted by:_____
Date Accepted: _____

# SECTION 2

# SECTION (a)

# SERVICE RATE INCREASE

**NORTH POWERLINE**

Dear Valued Customer,

We hope this message finds you well. We would like to thank you for your continued trust in our pool cleaning services. It has been our pleasure to serve you, and we remain committed to providing reliable, high-quality care for your pool.

Due to rising operational costs, including supplies, equipment maintenance, and labor, we must implement a rate adjustment to continue delivering the level of service you expect and deserve. Effective **October 1, 2026**, our service rate will increase from **$2830** to **$2910**.

We understand that any price change is important, and this adjustment was made only after careful consideration. Our goal is to maintain consistent service standards while ensuring the long-term sustainability of our operations.

If you have any questions or would like to discuss this change, please do not hesitate to contact us at. We truly appreciate your understanding and ongoing business, and we look forward to continuing to serve you.

Sincerely,
**Simon McDonnell**
**Resort Pool Services**
**321-689-6210**
**Resortpoolservice@gmail.com**

# SECTION (b)




# PROPOSAL

| | |
|---|---|
| **DATE** | March 6, 2026 |
| **CUSTOMER NAME** | North Power Line |
| **ADDRESS** | Davenport |
| **REQUESTED BY** | Marshall Tindall |

| | |
|---|---|
| Additional One day of Service for Spring Break Week | $ 60.00 |
| Summer Schedule Options for the month of July - August (the months can be changed upon coordination) | |
| 1- One Additional Day of Service every week (janitorial services 4th day a week) | $ 160.00 monthly |
| 2- Second Additional Days of Service every week (janitorial services 5th day a week, to be a Sunday) | $ 180.00 monthly |
| Air freshener services: | |
| Air freshener dispenser installation, with scent included | $ 50.00 reach |
| Monthly Service, price per dispenser | $ 15.00 monthly |
| Deep clean and sanitization of tile and grout or rough floors in restrooms (recommended at least once a year) | $ 250.00 |
| Pressure wash covered patio floors | $ 180.00 |
| Wash pool furniture, chairs and tanning chairs, price per piece | $ 9.00 each |

**CSS Clean Star Services of Central Florida, INC**

**Tracy Chacon**
**(407) 456-9174**
tchacon@starcss.com

**Sandro Di Lollo**
**(407) 668-1338**
sdilollo@starcss.com

# SECTION (c)

PRINCE & SONS

Headquarters
200 South F Street
Haines City, Florida 33844
(863) 422-5207
www.princeandsonsinc.com

Tampa
9513 US 92 East
Tampa, Florida 33610

Orlando
14645 Boggy Creek Rd
Orlando, Florida 32824

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of >=$4/gallon we will have a 3% increase

Average gas price of $3.50-$3.99/gallon we will have a 2% increase

Average gas price <$3.49/gallon the fuel service charge will end

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Martin

Lucas Dean Martin
Vice President
Phone: 863-422-5207 Office

PRINCE & SONS INC.

# SECTION D

# SECTION 1

# North Powerline Road
## Community Development District

Summary of Check Register

July 15, 2026 to October 21, 2026

| Bank | Date | Check No.'s | | Amount |
|---|---|---|---|---|
| General Fund | | | | |
| | 7/16/26 | 1140-1143 | $ | 14,906.33 |
| | 7/23/26 | 1144-1146 | $ | 13,127.47 |
| | 7/30/26 | 1147 | $ | 9,148.16 |
| | 8/6/26 | 1148-1156 | $ | 28,741.22 |
| | 8/20/26 | 1157-1161 | $ | 13,616.92 |
| | 8/28/26 | 1162-1167 | $ | 4,461.63 |
| | 9/3/26 | 1168-1172 | $ | 24,870.82 |
| | 9/14/26 | 1173 | $ | 314.00 |
| | 9/16/26 | 1174-1177 | $ | 5,967.16 |
| | 9/24/26 | 1178-1181 | $ | 29,740.38 |
| | 10/1/26 | 1182-1185 | $ | 7,404.08 |
| | | Autodrafts | $ | 38,751.42 |
| | | | $ | 191,049.59 |
| Supervisors - July 2026 | | | | |
| | Mauricio Garcia | 50055 | $ | 184.70 |
| | Lindsey E Roden | 50056 | $ | 150.00 |
| | Bobbie J Shockley | 50057 | $ | 150.00 |
| | Jessica M Spencer | 50058 | $ | 184.70 |
| | | | $ | 669.40 |
| | | **Total Amount** | **$** | **191,718.99** |

*** CHECK DATES 07/15/2026 - 10/21/2026 *** N POWERLINE RD - GENERAL
BANK A NORTH POWERLINE RD

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO... YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|
| 7/16/26 | 00006 | 7/01/26 | 245 | 202607 | 320-53800-34000 | | * | 1,716.67 | | |
| | | | FIELD MANAGEMENT-JUL26 | | | | | | | |
| | | 7/01/26 | 245 | 202607 | 330-57200-48300 | | * | 13.39 | | |
| | | | SIFER P FOB PRE-PROG | | | | | | | |
| | | 7/01/26 | 246 | 202607 | 310-51300-34000 | | * | 3,958.33 | | |
| | | | MANAGEMENT FEES-JUL26 | | | | | | | |
| | | 7/01/26 | 246 | 202607 | 310-51300-35200 | | * | 113.58 | | |
| | | | WEBSITE MANAGEMENT-JUL26 | | | | | | | |
| | | 7/01/26 | 246 | 202607 | 310-51300-35100 | | * | 170.33 | | |
| | | | INFORMATION TECH-JUL26 | | | | | | | |
| | | 7/01/26 | 246 | 202607 | 310-51300-31300 | | * | 515.00 | | |
| | | | DISSEMINATION SVCS-JUL26 | | | | | | | |
| | | 7/01/26 | 246 | 202607 | 330-57200-48300 | | * | 1,287.50 | | |
| | | | AMENITY ACCESS-JUL26 | | | | | | | |
| | | 7/01/26 | 246 | 202607 | 310-51300-51000 | | * | .87 | | |
| | | | OFFICE SUPPLIES | | | | | | | |
| | | 7/01/26 | 246 | 202607 | 310-51300-42000 | | * | 69.01 | | |
| | | | POSTAGE | | | | | | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | | | 7,844.68 | 001140 |
| 7/16/26 | 00053 | 7/09/26 | 71521693 | 202607 | 330-57200-48100 | | * | 40.00 | | |
| | | | PEST CONTROL-JUL26 | | | | | | | |
| | | | | | | MASSEY SERVICES INC. | | | 40.00 | 001141 |
| 7/16/26 | 00069 | 7/06/26 | 102876 | 202607 | 330-57200-34500 | | * | 2,576.96 | | |
| | | | SECURITY SVC-6/29-7/05/26 | | | | | | | |
| | | | | | | NATION SECURITY SERVICES LLC | | | 2,576.96 | 001142 |
| 7/16/26 | 00048 | 6/25/26 | 8229897 | 202606 | 310-51300-32300 | | * | 1,481.57 | | |
| | | | TRUSTEE FEES S22 FY26 | | | | | | | |
| | | 6/25/26 | 8229897 | 202606 | 300-15500-10000 | | * | 2,963.12 | | |
| | | | TRUSTEE FEES S22 FY27 | | | | | | | |
| | | | | | | US BANK | | | 4,444.69 | 001143 |
| 7/23/26 | 00006 | 5/29/26 | 239 | 202605 | 330-57200-48000 | | * | 448.65 | | |
| | | | AMENITY AREA MAINTENANCE | | | | | | | |
| | | 5/29/26 | 240 | 202605 | 320-53800-48000 | | * | 440.00 | | |
| | | | TRAFFIC SIGN MAINTENANCE | | | | | | | |
| | | 5/29/26 | 241 | 202605 | 320-53800-48000 | | * | 330.00 | | |
| | | | STORMWATER MAINTENANCE | | | | | | | |
| | | 5/29/26 | 242 | 202605 | 330-57200-48000 | | * | 358.86 | | |
| | | | AMENITY MAINTENANCE | | | | | | | |
| | | 5/29/26 | 243 | 202605 | 330-57200-48000 | | * | 553.98 | | |
| | | | COPING REPAIRS | | | | | | | |
| | | 5/29/26 | 244 | 202605 | 330-57200-48000 | | * | 293.20 | | |
| | | | TOILET/NETWORK REPAIR | | | | | | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | | | 2,424.69 | 001144 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|
| 7/23/26 | 00032 | 7/16/26 | 15429 | 202606 | 310-51300-31500 | | * | 235.00 | | |
| | | | ATTORNEY SVCS-JUN26 | | | | | | | |
| | | | | | | KILINSKI VAN WYK PLLC | | | 235.00 | 001145 |
| 7/23/26 | 00044 | 7/23/26 | 07232026 | 202607 | 300-20700-10200 | | * | 5,987.80 | | |
| | | | DEBT SVC TXFER S2020 | | | | | | | |
| | | 7/23/26 | 07232026 | 202607 | 300-20700-10200 | | * | 4,479.98 | | |
| | | | DEBT SVC TXFER S2022 | | | | | | | |
| | | | | | | NORTH POWERLINE ROAD CDD CO USBANK | | | 10,467.78 | 001146 |
| 7/30/26 | 00069 | 5/20/26 | 102140 | 202605 | 330-57200-34500 | | * | 463.20 | | |
| | | | SECURITY SVC-5/16-5/17/26 | | | | | | | |
| | | 5/25/26 | 102244 | 202605 | 330-57200-34500 | | * | 463.20 | | |
| | | | SECURITY SVC-5/18-5/24/26 | | | | | | | |
| | | 6/01/26 | 102360 | 202605 | 330-57200-34500 | | * | 1,736.96 | | |
| | | | SECURITY SVC-5/25-5/31/26 | | | | | | | |
| | | 6/08/26 | 102469 | 202606 | 330-57200-34500 | | * | 1,621.20 | | |
| | | | SECURITY SVC-6/01-6/07/26 | | | | | | | |
| | | 6/15/26 | 102632 | 202606 | 330-57200-34500 | | * | 1,621.20 | | |
| | | | SECURITY SVC-6/08-6/14/26 | | | | | | | |
| | | 7/13/26 | 103025 | 202607 | 330-57200-34500 | | * | 1,621.20 | | |
| | | | SECURITY SVC-7/06-7/12/26 | | | | | | | |
| | | 7/29/26 | 103242 | 202607 | 330-57200-34500 | | * | 1,621.20 | | |
| | | | SECURITY SVC-7/20-7/26/26 | | | | | | | |
| | | | | | | NATION SECURITY SERVICES LLC | | | 9,148.16 | 001147 |
| 8/06/26 | 00060 | 4/15/26 | 1140 | 202604 | 330-57200-34500 | | * | 140.00 | | |
| | | | CAMERA MONITORING-APR26 | | | | | | | |
| | | | | | | CURRENT DEMANDS ELECTRICAL | | | 140.00 | 001148 |
| 8/06/26 | 00066 | 8/06/26 | 08062026 | 202608 | 300-15500-10000 | | * | 3,048.12 | | |
| | | | DR PLAYGRND LEASE-SEP26 | | | | | | | |
| | | | | | | HEIDI BONNETT | | | 3,048.12 | 001149 |
| 8/06/26 | 00032 | 6/16/26 | 15194 | 202606 | 310-51300-49100 | | * | 473.00 | | |
| | | | BOUNDARY AMENDMENT #6-5 | | | | | | | |
| | | | | | | KILINSKI VAN WYK PLLC | | | 473.00 | 001150 |
| 8/06/26 | 00069 | 6/22/26 | 102633 | 202606 | 330-57200-34500 | | * | 1,621.20 | | |
| | | | SECURITY SVC-6/15-6/21/26 | | | | | | | |
| | | 7/20/26 | 103128 | 202607 | 330-57200-34500 | | * | 1,621.20 | | |
| | | | SECURITY SVC-7/13-7/19/26 | | | | | | | |
| | | 8/03/26 | 103368 | 202607 | 330-57200-34500 | | * | 1,621.20 | | |
| | | | SECURITY SVC-7/27-8/02/26 | | | | | | | |
| | | | | | | NATION SECURITY SERVICES LLC | | | 4,863.60 | 001151 |

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 8/06/26 | 00034 | 8/01/26 | 25484 | 202608 | 320-53800-46200 | | | * | 13,332.00 | | |
| | | LANDSCAPE MAINT-DR/HC-AUG | | | | | | | | | |
| | | | | | | | PRINCE & SONS INC | | | 13,332.00 | 001152 |
| 8/06/26 | 00050 | 8/01/26 | AV32952 | 202608 | 330-57200-48500 | | | * | 2,830.00 | | |
| | | POOL MAINTENANCE-AUG26 | | | | | | | | | |
| | | | | | | | MCDONNELL CORPORATION | | | 2,830.00 | 001153 |
| 8/06/26 | 00084 | 8/01/26 | 4197953 | 202608 | 320-53800-47000 | | | * | 955.00 | | |
| | | LAKE MAINTENANCE-AUG26 | | | | | | | | | |
| | | | | | | | TIGRIS AQUATIC SERVICES LLC | | | 955.00 | 001154 |
| 8/06/26 | 00094 | 7/31/26 | 00078216 | 202607 | 310-51300-48000 | | | * | 708.80 | | |
| | | NOT OF BOS MTG 7/1 & 7/8 | | | | | | | | | |
| | | | | | | | USA TODAY MEDIA CORP | | | 708.80 | 001155 |
| 8/06/26 | 00054 | 8/06/26 | 08062026 | 202608 | 300-15500-10000 | | | * | 2,390.70 | | |
| | | PLAYGRND/FUR LEASE-SEP26 | | | | | | | | | |
| | | | | | | | WHFS LLC | | | 2,390.70 | 001156 |
| 8/20/26 | 00006 | 8/01/26 | 247 | 202608 | 320-53800-34000 | | | * | 1,716.67 | | |
| | | FIELD MANAGEMENT-AUG26 | | | | | | | | | |
| | | 8/01/26 | 248 | 202608 | 310-51300-34000 | | | * | 3,958.33 | | |
| | | MANAGEMENT FEES-AUG26 | | | | | | | | | |
| | | 8/01/26 | 248 | 202608 | 310-51300-35200 | | | * | 113.58 | | |
| | | WEBSITE MANAGEMENT-AUG26 | | | | | | | | | |
| | | 8/01/26 | 248 | 202608 | 310-51300-35100 | | | * | 170.33 | | |
| | | INFORMATION TECH-AUG26 | | | | | | | | | |
| | | 8/01/26 | 248 | 202608 | 310-51300-31300 | | | * | 515.00 | | |
| | | DISSEMINATION SVCS-AUG26 | | | | | | | | | |
| | | 8/01/26 | 248 | 202608 | 330-57200-48300 | | | * | 1,287.50 | | |
| | | AMENITY ACCESS-AGU26 | | | | | | | | | |
| | | 8/01/26 | 248 | 202608 | 310-51300-51000 | | | * | 3.37 | | |
| | | OFFICE SUPPLIES | | | | | | | | | |
| | | 8/01/26 | 248 | 202608 | 310-51300-42000 | | | * | 30.64 | | |
| | | POSTAGE | | | | | | | | | |
| | | 8/01/26 | 248 | 202608 | 310-51300-42500 | | | * | 45.60 | | |
| | | COPIES | | | | | | | | | |
| | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | | | 7,841.02 | 001157 |
| 8/20/26 | 00032 | 8/14/26 | 15739 | 202607 | 310-51300-31500 | | | * | 2,476.00 | | |
| | | ATTORNEY SVCS-JUL26 | | | | | | | | | |
| | | | | | | | KILINSKI VAN WYK PLLC | | | 2,476.00 | 001158 |
| 8/20/26 | 00069 | 8/07/26 | 103590 | 202608 | 330-57200-34500 | | | * | 1,621.20 | | |
| | | SECURITY SVC-8/10-8/19/26 | | | | | | | | | |
| | | | | | | | NATION SECURITY SERVICES LLC | | | 1,621.20 | 001159 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | YRMO | DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 8/20/26 | 00044 | 8/17/26 | 08172026 | 202608 | 300-20700-10200 | | | * | 16.42 | | |
| | | | DEBT SVC TXFER S2020 | | | | | | | | |
| | | 8/17/26 | 08172026 | 202608 | 300-20700-10200 | | | * | 12.28 | | |
| | | | DEBT SVC TXFER S2022 | | | | | | | | |
| | | | | | | | NORTH POWERLINE ROAD CDD CO USBANK | | | 28.70 | 001160 |
| 8/20/26 | 00067 | 8/13/26 | 779 | 202608 | 320-53800-48100 | | | * | 1,650.00 | | |
| | | | HOG TRAPPING SVC-AUG26 | | | | | | | | |
| | | | | | | | SWINE SOLUTIONS LLC | | | 1,650.00 | 001161 |
| 8/28/26 | 00051 | 6/30/26 | 18316 | 202606 | 330-57200-48200 | | | * | 1,510.00 | | |
| | | | CLEANING SVCS-JUN26 | | | | | | | | |
| | | 6/30/26 | 18316 | 202606 | 330-57200-48200 | | | * | 70.00 | | |
| | | | EXTRA DOGGIE BAGS 06/03 | | | | | | | | |
| | | 7/29/26 | 18574 | 202607 | 330-57200-48200 | | | * | 1,460.00 | | |
| | | | CLEANING SVCS-JUL26 | | | | | | | | |
| | | 7/29/26 | 18574 | 202607 | 330-57200-48200 | | | * | 60.00 | | |
| | | | EXTRA DOGGIE BAGS 07/08 | | | | | | | | |
| | | | | | | | CSS CLEAN STAR SERVICES CENTRAL FL | | | 3,100.00 | 001162 |
| 8/28/26 | 00060 | 7/16/26 | 1182 | 202607 | 330-57200-34500 | | | * | 100.00 | | |
| | | | CAMERA MONITORING-JUL26 | | | | | | | | |
| | | 8/14/26 | 1197 | 202608 | 330-57200-34500 | | | * | 100.00 | | |
| | | | CAMERA MONITORING-AUG26 | | | | | | | | |
| | | | | | | | CURRENT DEMANDS ELECTRICAL | | | 200.00 | 001163 |
| 8/28/26 | 00086 | 8/01/26 | 5420 | 202608 | 320-53800-47200 | | | * | 165.00 | | |
| | | | FOUNTAIN MAINTENANCE-AUG | | | | | | | | |
| | | | | | | | LAKE PROS, LLC | | | 165.00 | 001164 |
| 8/28/26 | 00053 | 8/17/26 | 72056827 | 202608 | 330-57200-48100 | | | * | 40.00 | | |
| | | | PEST CONTROL-AUG26 | | | | | | | | |
| | | | | | | | MASSEY SERVICES INC. | | | 40.00 | 001165 |
| 8/28/26 | 00034 | 6/08/26 | 24574 | 202606 | 320-53800-47300 | | | * | 172.94 | | |
| | | | REPAIR DRIP LINE | | | | | | | | |
| | | 7/16/26 | 25205 | 202607 | 320-53800-47300 | | | * | 150.06 | | |
| | | | REPAIR DRIPLINE BREAKS | | | | | | | | |
| | | 7/20/26 | 25246 | 202607 | 320-53800-47300 | | | * | 132.07 | | |
| | | | REPAIR BUBBLER/DRIP LINE | | | | | | | | |
| | | 8/01/26 | 25033 | 202608 | 320-53800-46200 | | | * | 266.00 | | |
| | | | MONTHLY FUEL CHARGE-AUG | | | | | | | | |
| | | 8/07/26 | 25736 | 202608 | 320-53800-47300 | | | * | 161.28 | | |
| | | | REPAIRING DRIP LINE | | | | | | | | |
| | | 8/07/26 | 25740 | 202608 | 320-53800-47300 | | | * | 74.28 | | |
| | | | REPLACE POP UP SPRAY | | | | | | | | |
| | | | | | | | PRINCE & SONS INC | | | 956.63 | 001166 |

*** CHECK DATES 07/15/2026 - 10/21/2026 *** N POWERLINE RD - GENERAL
BANK A NORTH POWERLINE RD

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 8/28/26 | 00067 | 7/12/26 | 761 | 202607 | 320-53800-48100 | | | * | 2,315.00 | | |
| | | | HOG TRAPPING SVC-JUL26 | | | | | | | | |
| | | | | | | | SWINE SOLUTIONS LLC | | | 2,315.00 | 001167 |
| 9/03/26 | 00066 | 9/03/26 | 09032026 | 202609 | 300-15500-10000 | | | * | 3,048.12 | | |
| | | | DR PLAYGRND LEASE-OCT26 | | | | | | | | |
| | | | | | | | HEIDI BONNETT | | | 3,048.12 | 001168 |
| 9/03/26 | 00034 | 9/01/26 | 26110 | 202609 | 320-53800-46200 | | | * | 13,332.00 | | |
| | | | LANDSCAPE MAINT-DR/HC SEP | | | | | | | | |
| | | | | | | | PRINCE & SONS INC | | | 13,332.00 | 001169 |
| 9/03/26 | 00050 | 9/01/26 | 33530 | 202609 | 330-57200-48500 | | | * | 2,830.00 | | |
| | | | POOL MAINTENANCE-SEP26 | | | | | | | | |
| | | | | | | | MCDONNELL CORPORATION | | | 2,830.00 | 001170 |
| 9/03/26 | 00084 | 9/01/26 | 4197954 | 202609 | 320-53800-34000 | | | * | 955.00 | | |
| | | | LAKE MAINTENANCE-SEP26 | | | | | | | | |
| | | | | | | | TIGRIS AQUATIC SERVICES LLC | | | 955.00 | 001171 |
| 9/03/26 | 00054 | 9/03/26 | 09032026 | 202609 | 300-15500-10000 | | | * | 2,390.70 | | |
| | | | PLAYGRND/FUR LEASE-OCT26 | | | | | | | | |
| | | | | | | | WHFS LLC | | | 2,390.70 | 001172 |
| 9/14/26 | 00032 | 8/14/26 | 15775 | 202607 | 310-51300-49100 | | | * | 314.00 | | |
| | | | BOUNDARY AMENDMENT #6-7 | | | | | | | | |
| | | | | | | | KILINSKI VAN WYK PLLC | | | 314.00 | 001173 |
| 9/16/26 | 00043 | 9/02/26 | 6971-09- | 202609 | 310-51300-31200 | | | * | 450.00 | | |
| | | | SPECIAL ASSESS BOND S2022 | | | | | | | | |
| | | | | | | | AMTEC | | | 450.00 | 001174 |
| 9/16/26 | 00032 | 9/14/26 | 15978 | 202608 | 310-51300-31500 | | | * | 642.50 | | |
| | | | ATTORNEY SVCS-AUG26 | | | | | | | | |
| | | | | | | | KILINSKI VAN WYK PLLC | | | 642.50 | 001175 |
| 9/16/26 | 00053 | 9/06/26 | 72485761 | 202609 | 330-57200-48100 | | | * | 40.00 | | |
| | | | PEST CONTROL-SEP26 | | | | | | | | |
| | | | | | | | MASSEY SERVICES INC. | | | 40.00 | 001176 |
| 9/16/26 | 00069 | 8/24/26 | 103699 | 202608 | 330-57200-34500 | | | * | 1,606.73 | | |
| | | | SECURITY SVC-8/10-8/19/26 | | | | | | | | |
| | | 8/31/26 | 103908 | 202608 | 330-57200-34500 | | | * | 1,606.73 | | |
| | | | SECURITY SVC-8/24-8/20/26 | | | | | | | | |
| | | 9/07/26 | 103909 | 202609 | 330-57200-34500 | | | * | 1,621.20 | | |
| | | | SECURITY SVC-8/31-9/06/26 | | | | | | | | |
| | | | | | | | NATION SECURITY SERVICES LLC | | | 4,834.66 | 001177 |

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 9/24/26 | 00060 | 9/11/26 | 28825 | 202609 | 330-57200-48300 | | | * | 142.80 | | |
| | | | CDVI PROXIMITY CARDS | | | | | | | | |
| | | 9/16/26 | 1215 | 202609 | 330-57200-34500 | | | * | 100.00 | | |
| | | | CAMERA MONITORING-SEP26 | | | | | | | | |
| | | | | | | | CURRENT DEMANDS ELECTRICAL | | | 242.80 | 001178 |
| 9/24/26 | 00006 | 9/01/26 | 255 | 202609 | 320-53800-34000 | | | * | 1,716.67 | | |
| | | | FIELD MANAGEMENT-SEP26 | | | | | | | | |
| | | 9/01/26 | 256 | 202609 | 310-51300-34000 | | | * | 3,958.33 | | |
| | | | MANAGEMENT FEES-SEP26 | | | | | | | | |
| | | 9/01/26 | 256 | 202609 | 310-51300-35200 | | | * | 113.58 | | |
| | | | WEBSITE MANAGEMENT-SEP26 | | | | | | | | |
| | | 9/01/26 | 256 | 202609 | 310-51300-35100 | | | * | 170.33 | | |
| | | | INFORMATION TECH-SEP26 | | | | | | | | |
| | | 9/01/26 | 256 | 202609 | 310-51300-31300 | | | * | 515.00 | | |
| | | | DISSEMINATION SVCS-SEP26 | | | | | | | | |
| | | 9/01/26 | 256 | 202609 | 330-57200-48300 | | | * | 1,287.50 | | |
| | | | AMENITY ACCESS-SEP26 | | | | | | | | |
| | | 9/01/26 | 256 | 202609 | 310-51300-51000 | | | * | .60 | | |
| | | | OFFICE SUPPLIES | | | | | | | | |
| | | 9/01/26 | 256 | 202609 | 310-51300-42000 | | | * | 15.66 | | |
| | | | POSTAGE | | | | | | | | |
| | | 9/01/26 | 256 | 202609 | 310-51300-42500 | | | * | 28.55 | | |
| | | | COPIES-STAPLES BOS | | | | | | | | |
| | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | | | 7,806.22 | 001179 |
| 9/24/26 | 00069 | 9/14/26 | 104056 | 202609 | 330-57200-34500 | | | * | 347.36 | | |
| | | | SECURITY HOLIDAY 09/07 | | | | | | | | |
| | | | | | | | NATION SECURITY SERVICES LLC | | | 347.36 | 001180 |
| 9/24/26 | 00004 | 9/23/26 | 34437 | 202609 | 300-15500-10000 | | | * | 21,344.00 | | |
| | | | FY27 INSURANCE POLICY | | | | | | | | |
| | | | | | | | EGIS INSURANCE ADVISORS, LLC | | | 21,344.00 | 001181 |
| 10/01/26 | 00051 | 8/27/26 | 18842 | 202608 | 330-57200-48200 | | | * | 1,460.00 | | |
| | | | CLEANING SVCS-AUG26 | | | | | | | | |
| | | | | | | | CSS CLEAN STAR SERVICES CENTRAL FL | | | 1,460.00 | 001182 |
| 10/01/26 | 00066 | 10/01/26 | 10012026 | 202610 | 300-15500-10000 | | | * | 3,048.12 | | |
| | | | DR PLAYGRND LEASE-NOV26 | | | | | | | | |
| | | | | | | | HEIDI BONNETT | | | 3,048.12 | 001183 |
| 10/01/26 | 00034 | 8/25/26 | 26000 | 202608 | 320-53800-47300 | | | * | 239.26 | | |
| | | | REPLACE BATTERY NODE | | | | | | | | |
| | | 9/01/26 | 26227 | 202609 | 320-53800-46200 | | | * | 266.00 | | |
| | | | MONTHLY FUEL CHARGE-SEP | | | | | | | | |
| | | | | | | | PRINCE & SONS INC | | | 505.26 | 001184 |

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 10/01/26 | 00054 | 10/01/26 | 10012026 | 202610 | 300 | 15500 | 10000 | | | * | 2,390.70 | | |
| | | | PLAYGRND/FUR LEASE-NOV26 | | | | | | | | | | |
| | | | | | | | | | WHFS LLC | | | 2,390.70 | 001185 |

TOTAL FOR BANK A 152,298.17

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7/28/26 | 00024 | 7/17/26 | 0934-07. 00 N BLVD-JUL.26 | 202607 | 320 | 53800-43100 | | | DUKE ENERGY PAYMENT PROCESSING | * | 1,605.16 | 1,605.16 | 080123 |
| 7/28/26 | 00024 | 7/23/26 | 3828-07. 0000 US HIGHWAY-JUL.26 | 202607 | 320 | 53800-43100 | | | DUKE ENERGY PAYMENT PROCESSING | * | 3,105.92 | 3,105.92 | 080124 |
| 7/28/26 | 00024 | 7/24/26 | 6906-07. 620 NORTH BLVD-JUL.26 | 202607 | 320 | 53800-43100 | | | DUKE ENERGY PAYMENT PROCESSING | * | 5,038.50 | 5,038.50 | 080125 |
| 8/04/26 | 00024 | 7/30/26 | 3645-07. 3225 GOOSE RD-JUL.26 | 202607 | 320 | 53800-43000 | | | DUKE ENERGY PAYMENT PROCESSING | * | 138.29 | 138.29 | 080126 |
| 8/04/26 | 00024 | 7/31/26 | 4579-07. 2360 WHITE TAIL ST-JUL.26 | 202607 | 320 | 53800-43000 | | | DUKE ENERGY PAYMENT PROCESSING | * | 32.22 | 32.22 | 080127 |
| 8/04/26 | 00024 | 7/31/26 | 9660-07. 2215 DOE RUN DR-JUL.26 | 202607 | 320 | 53800-43000 | | | DUKE ENERGY PAYMENT PROCESSING | * | 60.09 | 60.09 | 080128 |
| 8/04/26 | 00089 | 7/25/26 | 52258-08 0 SOUTH BLVD-AUG.26 | 202608 | 330 | 57200-44000 | | | FRONTIER COMMUNICATIONS | * | 326.72 | 326.72 | 080129 |
| 8/10/26 | 00016 | 8/10/26 | 4021-07. 596 JETT LN-JUL.26 | 202607 | 330 | 57200-43200 | | | CITY OF DAVENPORT | * | 372.92 | 372.92 | 080130 |
| 8/10/26 | 00024 | 8/10/26 | 0376-07. 1554 SWAN SWIM DR-JUL.26 | 202607 | 320 | 53800-43000 | | | DUKE ENERGY PAYMENT PROCESSING | * | 52.59 | 52.59 | 080131 |
| 8/10/26 | 00024 | 8/10/26 | 3654-07. 596 JETT LN PUMP-JUL.26 | 202607 | 320 | 53800-43000 | | | DUKE ENERGY PAYMENT PROCESSING | * | 66.44 | 66.44 | 080132 |
| 8/10/26 | 00024 | 8/10/26 | 4001-07. 102 TINY FLOWER RD-JUL.26 | 202607 | 320 | 53800-43000 | | | DUKE ENERGY PAYMENT PROCESSING | * | 70.31 | 70.31 | 080133 |
| 8/10/26 | 00024 | 8/10/26 | 5939-07. 596 JETT LN-JUL.26 | 202607 | 330 | 57200-43000 | | | DUKE ENERGY PAYMENT PROCESSING | * | 714.94 | 714.94 | 080134 |

*** CHECK DATES 07/15/2026 - 10/21/2026 *** N POWERLINE RD - GENERAL
BANK Z GENERAL FUND AUTOPAY

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8/17/26 | 00024 | 8/13/26 | 0838-07. 0 SOUTH BLVD-JUL.26 | 202607 | 320 | 53800-43100 | | | | * | 2,941.56 | | |
| | | | | | | | | | DUKE ENERGY PAYMENT PROCESSING | | | 2,941.56 | 080135 |
| 8/25/26 | 00024 | 8/18/26 | 0934-08. 00 N BLVD LITE-AUG.26 | 202608 | 320 | 53800-43100 | | | | * | 1,605.16 | | |
| | | | | | | | | | DUKE ENERGY PAYMENT PROCESSING | | | 1,605.16 | 080136 |
| 8/25/26 | 00024 | 8/24/26 | 3828-08. 0000 US HIGHWAY-AUG.26 | 202608 | 320 | 53800-43100 | | | | * | 3,105.92 | | |
| | | | | | | | | | DUKE ENERGY PAYMENT PROCESSING | | | 3,105.92 | 080137 |
| 8/25/26 | 00024 | 8/24/26 | 6906-08. 620 NORTH BLVD-AUG.26 | 202608 | 320 | 53800-43100 | | | | * | 4,971.04 | | |
| | | | | | | | | | DUKE ENERGY PAYMENT PROCESSING | | | 4,971.04 | 080138 |
| 9/03/26 | 00024 | 8/31/26 | 3645-08. 3225 GOOSE RD-AUG.26 | 202608 | 320 | 53800-43000 | | | | * | 132.90 | | |
| | | | | | | | | | DUKE ENERGY PAYMENT PROCESSING | | | 132.90 | 080139 |
| 9/03/26 | 00024 | 8/31/26 | 4579-08. 2360 WHITE TAIL-AUG.26 | 202608 | 320 | 53800-43000 | | | | * | 30.80 | | |
| | | | | | | | | | DUKE ENERGY PAYMENT PROCESSING | | | 30.80 | 080140 |
| 9/03/26 | 00024 | 8/31/26 | 9660-08. 2215 DOE RUN DR-AUG.26 | 202608 | 320 | 53800-43000 | | | | * | 46.02 | | |
| | | | | | | | | | DUKE ENERGY PAYMENT PROCESSING | | | 46.02 | 080141 |
| 9/03/26 | 00089 | 8/25/26 | 5225-09. 596 JET LANE-SEP.26 | 202609 | 330 | 57200-44000 | | | | * | 144.47 | | |
| | | | | | | | | | FRONTIER COMMUNICATIONS | | | 144.47 | 080142 |
| 9/10/26 | 00016 | 9/10/26 | 4021-08. 596 JETT LN-AUG.26 | 202608 | 330 | 57200-43200 | | | | * | 464.28 | | |
| | | | | | | | | | CITY OF DAVENPORT | | | 464.28 | 080143 |
| 9/10/26 | 00024 | 9/09/26 | 0376-08. 1554 SWAN SWIM-AUG.26 | 202608 | 320 | 53800-43000 | | | | * | 58.71 | | |
| | | | | | | | | | DUKE ENERGY PAYMENT PROCESSING | | | 58.71 | 080144 |
| 9/10/26 | 00024 | 9/09/26 | 3654-08. 596 JETT LN-AUG.26 | 202608 | 320 | 53800-43000 | | | | * | 79.10 | | |
| | | | | | | | | | DUKE ENERGY PAYMENT PROCESSING | | | 79.10 | 080145 |
| 9/10/26 | 00024 | 9/09/26 | 4001-08. 102 TINY FLOWER RD-AUG.26 | 202608 | 320 | 53800-43000 | | | | * | 128.79 | | |
| | | | | | | | | | DUKE ENERGY PAYMENT PROCESSING | | | 128.79 | 080146 |

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9/10/26 | 00024 | 9/09/26 | 5939-08. 596 JETT LN-AUG.26 | 202608 | 330 | 57200-43000 | | | | * | 698.08 | | |
| | | | | | | | | | DUKE ENERGY PAYMENT PROCESSING | | | 698.08 | 080147 |
| 9/14/26 | 00024 | 9/14/26 | 0838-08. 0 SOUTH BLVD-AUG.26 | 202608 | 320 | 53800-43100 | | | | * | 2,941.63 | | |
| | | | | | | | | | DUKE ENERGY PAYMENT PROCESSING | | | 2,941.63 | 080148 |
| 9/22/26 | 00024 | 9/17/26 | 0934-09. 00 N BLVD LITE-SEP.26 | 202609 | 320 | 53800-43100 | | | | * | 1,605.23 | | |
| | | | | | | | | | DUKE ENERGY PAYMENT PROCESSING | | | 1,605.23 | 080149 |
| 9/30/26 | 00024 | 9/23/26 | 3828-09. 0000 US HIGHWAY-SEP.26 | 202609 | 320 | 53800-43100 | | | | * | 3,058.09 | | |
| | | | | | | | | | DUKE ENERGY PAYMENT PROCESSING | | | 3,058.09 | 080150 |
| 9/30/26 | 00024 | 9/24/26 | 6906-09. 620 NORTH BLVD-SEP.26 | 202609 | 320 | 53800-43100 | | | | * | 5,038.65 | | |
| | | | | | | | | | DUKE ENERGY PAYMENT PROCESSING | | | 5,038.65 | 080151 |
| 9/30/26 | 00024 | 9/29/26 | 3645-09. 3225 GOOSE RD-SEP.26 | 202609 | 320 | 53800-43000 | | | | * | 116.89 | | |
| | | | | | | | | | DUKE ENERGY PAYMENT PROCESSING | | | 116.89 | 080152 |

TOTAL FOR BANK Z 38,751.42

TOTAL FOR REGISTER 191,049.59

# SECTION 2

# *North Powerline Road*

## *Community Development District*

### *Unaudited Financial Reporting*

*September 30, 2026*

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

# North Powerline Road

**Community Development District**

**Combined Balance Sheet**

**September 30, 2026**

| | General Fund | Capital Reserve Fund | Debt Service Funds | Capital Project Funds | Total Governmental Funds |
|---|---|---|---|---|---|
| **Assets:** | | | | | |
| Operating Account | $ 223,910 | $ - | $ - | $ - | $ 223,910 |
| State Board of Administration | $ 403,196 | $ - | $ - | $ - | $ 403,196 |
| Investments: | | | | | |
| Capital Reserve - Money Market | $ - | $ 230,873 | $ - | $ - | $ 230,873 |
| Series 2020 | | | | | |
| Reserve | $ - | $ - | $ 355,933 | $ - | $ 355,933 |
| Revenue | $ - | $ - | $ 369,141 | $ - | $ 369,141 |
| Prepayment | $ - | $ - | $ 316 | $ - | $ 316 |
| Series 2022 | | | | | |
| Reserve | $ - | $ - | $ 265,234 | $ - | $ 265,234 |
| Revenue | $ - | $ - | $ 382,613 | $ - | $ 382,613 |
| Construction - Phase 4 | $ - | $ - | $ - | $ 816 | $ 816 |
| Prepaid Expenses | $ 30,853 | $ - | $ - | $ - | $ 30,853 |
| **Total Assets** | **$ 657,959** | **$ 230,873** | **$ 1,373,237** | **$ 816** | **$ 2,262,885** |
| **Liabilities:** | | | | | |
| Accounts Payable | $ 5,552 | $ - | $ - | $ - | $ 5,552 |
| Deferred Revenue | $ 19,950 | $ - | $ - | $ - | $ 19,950 |
| **Total Liabilities** | **$ 25,502** | **$ -** | **$ -** | **$ -** | **$ 25,502** |
| **Fund Balance:** | | | | | |
| Nonspendable: | | | | | |
| Prepaid Items | $ 30,853 | $ - | $ - | $ - | $ 30,853 |
| Restricted for: | | | | | |
| Debt Service - Series 2020 | $ - | $ - | $ 725,390 | $ - | $ 725,390 |
| Debt Service - Series 2022 | $ - | $ - | $ 647,847 | $ - | $ 647,847 |
| Capital Projects - Series 2022 | $ - | $ - | $ - | $ 816 | $ 816 |
| Assigned for: | | | | | |
| Capital Reserves | $ - | $ 230,873 | $ - | $ - | $ 230,873 |
| Unassigned | $ 601,604 | $ - | $ - | $ - | $ 601,604 |
| **Total Fund Balances** | **$ 632,457** | **$ 230,873** | **$ 1,373,237** | **$ 816** | **$ 2,237,383** |
| Total Liabilities & Fund Balance | $ 657,959 | $ 230,873 | $ 1,373,237 | $ 816 | $ 2,262,885 |

# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending September 30, 2026

| | Adopted Budget | Prorated Budget Thru 09/30/26 | Actual Thru 09/30/26 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Assessments - Tax Roll | $ 898,933 | $ 898,933 | $ 902,928 | $ 3,995 |
| Assessments - Direct Bill | $ 64,728 | $ 64,728 | $ 64,726 | $ (2) |
| Interest | $ - | $ - | $ 24,019 | $ 24,019 |
| Boundary Amendment Contribution | $ - | $ - | $ 7,208 | $ 7,208 |
| **Total Revenues** | **$ 963,661** | **$ 963,661** | **$ 998,881** | **$ 35,220** |
| **Expenditures:** | | | | |
| ***General & Administrative:*** | | | | |
| Supervisor Fees | $ 12,000 | $ 12,000 | $ 7,000 | $ 5,000 |
| Employer FICA Expense | $ 918 | $ 918 | $ 536 | $ 383 |
| Engineering | $ 15,000 | $ 15,000 | $ 2,291 | $ 12,709 |
| Attorney | $ 30,000 | $ 30,000 | $ 22,595 | $ 7,405 |
| Annual Audit | $ 4,150 | $ 4,150 | $ 4,150 | $ - |
| Assessment Administration | $ 8,755 | $ 8,755 | $ 8,755 | $ - |
| Arbitrage | $ 1,350 | $ 1,350 | $ 900 | $ 450 |
| Dissemination | $ 7,180 | $ 7,180 | $ 6,180 | $ 1,000 |
| Trustee Fees | $ 13,335 | $ 13,335 | $ 7,503 | $ 5,832 |
| Management Fees | $ 47,500 | $ 47,500 | $ 47,500 | $ - |
| Information Technology | $ 2,044 | $ 2,044 | $ 2,044 | $ 0 |
| Website Maintenance | $ 1,363 | $ 1,363 | $ 1,363 | $ (0) |
| Postage & Delivery | $ 1,300 | $ 1,300 | $ 886 | $ 414 |
| Insurance | $ 7,626 | $ 7,626 | $ 7,460 | $ 166 |
| Copies | $ 500 | $ 500 | $ 221 | $ 279 |
| Legal Advertising | $ 5,000 | $ 5,000 | $ 2,725 | $ 2,275 |
| Other Current Charges | $ 1,250 | $ 1,250 | $ 611 | $ 639 |
| Boundary Amendment Expense | $ - | $ - | $ 7,208 | $ (7,208) |
| Office Supplies | $ 250 | $ 250 | $ 29 | $ 221 |
| Dues, Licenses & Subscriptions | $ 175 | $ 175 | $ 175 | $ - |
| **Total General & Administrative** | **$ 159,696** | **$ 159,696** | **$ 130,131** | **$ 29,565** |
| ***Operations & Maintenance*** | | | | |
| **Field Expenditures** | | | | |
| Property Insurance | $ 24,760 | $ 24,760 | $ 14,941 | $ 9,819 |
| Field Management | $ 20,600 | $ 20,600 | $ 20,600 | $ - |
| Landscape Maintenance | $ 185,000 | $ 185,000 | $ 157,805 | $ 27,195 |
| Landscape Replacement | $ 30,000 | $ 30,000 | $ 9,015 | $ 20,985 |
| Lake Maintenance | $ 18,313 | $ 18,313 | $ 11,460 | $ 6,853 |
| Fountain Maintenance | $ 1,872 | $ 1,872 | $ 330 | $ 1,542 |
| Streetlights | $ 165,000 | $ 165,000 | $ 149,833 | $ 15,167 |
| Electric | $ 9,900 | $ 9,900 | $ 5,326 | $ 4,574 |
| Water & Sewer | $ 2,640 | $ 2,640 | $ - | $ 2,640 |
| Sidewalk & Asphalt Maintenance | $ 2,500 | $ 2,500 | $ - | $ 2,500 |
| Irrigation Repairs | $ 7,500 | $ 7,500 | $ 3,648 | $ 3,852 |
| General Repairs & Maintenance | $ 20,000 | $ 20,000 | $ 14,853 | $ 5,147 |
| Hog Trap | $ 5,000 | $ 5,000 | $ 5,615 | $ (615) |
| Contingency | $ 7,500 | $ 7,500 | $ 16,297 | $ (8,797) |
| **Subtotal Field Expenditures** | **$ 500,585** | **$ 500,585** | **$ 409,722** | **$ 90,863** |

# North Powerline Road

## Community Development District

### General Fund

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

For The Period Ending September 30, 2026

| | Adopted Budget | Prorated Budget Thru 09/30/26 | Actual Thru 09/30/26 | Variance |
|---|---|---|---|---|
| **Amenity Expenditures** | | | | |
| Amenity - Electric | $ 15,000 | $ 15,000 | $ 9,554 | $ 5,446 |
| Amenity - Water | $ 4,400 | $ 4,400 | $ 4,632 | $ (232) |
| Playground Lease | $ 65,266 | $ 65,266 | $ 65,266 | $ 0 |
| Pool Furniture Repair/Replacement | $ 8,000 | $ 8,000 | $ - | $ 8,000 |
| Internet | $ 1,625 | $ 1,625 | $ 1,886 | $ (261) |
| Pest Control | $ 1,120 | $ 1,120 | $ 480 | $ 640 |
| Janitorial Services | $ 14,060 | $ 14,060 | $ 15,567 | $ (1,507) |
| Security Services | $ 25,000 | $ 25,000 | $ 28,384 | $ (3,384) |
| Pool Maintenance | $ 33,960 | $ 33,960 | $ 33,930 | $ 30 |
| Swimming Pool Permit | $ - | $ - | $ 280 | $ (280) |
| Amenity Access Management | $ 15,450 | $ 15,450 | $ 15,760 | $ (310) |
| Amenity Repairs & Maintenance | $ 12,500 | $ 12,500 | $ 8,957 | $ 3,543 |
| Holiday Decorations | $ 15,500 | $ 15,500 | $ 15,300 | $ 200 |
| Contingency | $ 7,500 | $ 7,500 | $ - | $ 7,500 |
| **Subtotal Amenity Expenditures** | **$ 219,381** | **$ 219,381** | **$ 199,995** | **$ 19,386** |
| **Total Operations & Maintenance** | **$ 719,965** | **$ 719,965** | **$ 609,717** | **$ 110,248** |
| **Total Expenditures** | **$ 879,661** | **$ 879,661** | **$ 739,848** | **$ 139,813** |
| ***Other Financing Uses*** | | | | |
| 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** | **$ 963,661** | **$ 823,848** | **$ 139,813** |
| **Net Change in Fund Balance** | **$ -** | | **$ 175,033** | |
| **Fund Balance - Beginning** | $ - | | $ 457,424 | |
| **Fund Balance - Ending** | $ - | | $ 632,457 | |

# North Powerline Road

## Community Development District

### Capital Reserve Fund

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

For The Period Ending September 30, 2026

| | Adopted Budget | Prorated Budget Thru 09/30/26 | Actual Thru 09/30/26 | Variance |
|---|---|---|---|---|
| **Revenues** | | | | |
| Interest | $ 2,973 | $ 2,973 | $ 9,185 | $ 6,212 |
| **Total Revenues** | **$ 2,973** | **$ 2,973** | **$ 9,185** | **$ 6,212** |
| **Expenditures:** | | | | |
| Contingency | $ 1,000 | $ 1,000 | $ - | $ 1,000 |
| Capital Outlay | $ - | $ - | $ 94,800 | $ (94,800) |
| **Total Expenditures** | **$ 1,000** | **$ 1,000** | **$ 94,800** | **$ (93,800)** |
| **Excess (Deficiency) of Revenues over Expenditures** | **$ 1,973** | | **$ (85,615)** | |
| **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** | | **$ (1,615)** | |
| **Fund Balance - Beginning** | $ 220,909 | | $ 232,488 | |
| **Fund Balance - Ending** | $ 306,882 | | $ 230,873 | |

# North Powerline Road

## Community Development District

### Debt Service Fund Series 2020

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

For The Period Ending September 30, 2026

| | Adopted Budget | Prorated Budget Thru 09/30/26 | Actual Thru 09/30/26 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Assessments - Tax Roll | $ 712,525 | $ 712,525 | $ 715,691 | $ 3,167 |
| Interest | $ 15,600 | $ 15,600 | $ 27,181 | $ 11,581 |
| **Total Revenues** | **$ 728,125** | **$ 728,125** | **$ 742,873** | **$ 14,748** |
| **Expenditures:** | | | | |
| Interest - 11/1 | $ 218,847 | $ 218,847 | $ 218,847 | $ - |
| Principal - 5/1 | $ 275,000 | $ 275,000 | $ 275,000 | $ - |
| Interest - 5/1 | $ 218,847 | $ 218,847 | $ 218,847 | $ - |
| **Total Expenditures** | **$ 712,694** | **$ 712,694** | **$ 712,694** | **$ -** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ 15,431 | | $ 30,179 | |
| **Fund Balance - Beginning** | $ 338,378 | | $ 695,211 | |
| **Fund Balance - Ending** | $ 353,809 | | $ 725,390 | |

# North Powerline Road

## Community Development District

### Debt Service Fund Series 2022

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

For The Period Ending September 30, 2026

| | Adopted Budget | Prorated Budget Thru 09/30/26 | Actual Thru 09/30/26 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Assessments - On Roll | $ 533,100 | $ 533,100 | $ 535,469 | $ 2,369 |
| Interest | $ 13,131 | $ 13,131 | $ 23,200 | $ 10,069 |
| **Total Revenues** | **$ 546,231** | **$ 546,231** | **$ 558,670** | **$ 12,439** |
| **Expenditures:** | | | | |
| Interest - 11/1 | $ 204,047 | $ 204,047 | $ 204,047 | $ - |
| Principal - 5/1 | $ 125,000 | $ 125,000 | $ 125,000 | $ - |
| Interest - 5/1 | $ 204,047 | $ 204,047 | $ 204,047 | $ - |
| **Total Expenditures** | **$ 533,094** | **$ 533,094** | **$ 533,094** | **$ -** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ 13,137 | | $ 25,576 | |
| **Net Change in Fund Balance** | **$ 13,137** | | **$ 25,576** | |
| **Fund Balance - Beginning** | $ 356,084 | | $ 622,272 | |
| **Fund Balance - Ending** | $ 369,221 | | $ 647,847 | |

# North Powerline Road

## Community Development District

### Capital Projects Fund Series 2022

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

For The Period Ending September 30, 2026

| | Adopted Budget | Prorated Budget Thru 09/30/26 | Actual Thru 09/30/26 | Variance |
|---|---|---|---|---|
| **Revenues** | | | | |
| Interest | $ - | $ - | $ 27 | $ 27 |
| **Total Revenues** | **$ -** | **$ -** | **$ 27** | **$ 27** |
| **Expenditures:** | | | | |
| Capital Outlay - Phase 4 | $ - | $ - | $ - | $ - |
| **Total Expenditures** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Excess (Deficiency) of Revenues over Expenditures** | **$ -** | | **$ 27** | |
| **Other Financing Sources/(Uses)** | | | | |
| Transfer In/(Out) | $ - | $ - | $ - | $ - |
| **Total Other Financing Sources (Uses)** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Net Change in Fund Balance** | **$ -** | | **$ 27** | |
| **Fund Balance - Beginning** | $ - | | $ 789 | |
| **Fund Balance - Ending** | $ - | | $ 816 | |

# 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 | $ 11,800 | $ 4,174 | $ 8,532 | $ 21 | $ - | $ - | $ 902,928 |
| Assessments - Direct Bill | $ - | $ 32,363 | $ - | $ - | $ - | $ 16,181 | $ - | $ 16,181 | $ - | $ - | $ - | $ - | $ 64,726 |
| Interest | $ 1,158 | $ 594 | $ 502 | $ 1,905 | $ 2,976 | $ 3,027 | $ 2,737 | $ 2,568 | $ 2,411 | $ 2,277 | $ 2,026 | $ 1,837 | $ 24,019 |
| Boundary Amendment Contribution | $ - | $ - | $ - | $ - | $ - | $ 43 | $ 1,220 | $ 1,269 | $ 473 | $ 2,390 | $ 1,814 | $ - | $ 7,208 |
| **Total Revenues** | **$ 1,158** | **$ 54,902** | **$ 848,741** | **$ 4,615** | **$ 7,306** | **$ 20,428** | **$ 15,757** | **$ 24,192** | **$ 11,415** | **$ 4,688** | **$ 3,840** | **$ 1,837** | **$ 998,881** |
| **Expenditures:** | | | | | | | | | | | | | |
| ***General & Administrative:*** | | | | | | | | | | | | | |
| Supervisor Fees | $ 1,600 | $ 200 | $ 800 | $ 800 | $ - | $ 1,800 | $ 1,000 | $ - | $ - | $ 800 | $ - | $ - | $ 7,000 |
| Employer FICA Expense | $ 122 | $ 15 | $ 61 | $ 61 | $ - | $ 138 | $ 77 | $ - | $ - | $ 61 | $ - | $ - | $ 536 |
| Engineering | $ 235 | $ - | $ - | $ - | $ - | $ - | $ 905 | $ 1,151 | $ - | $ - | $ - | $ - | $ 2,291 |
| Attorney | $ 1,935 | $ 3,367 | $ 371 | $ 1,286 | $ 3,133 | $ 2,610 | $ 6,081 | $ 459 | $ 235 | $ 2,476 | $ 643 | $ - | $ 22,595 |
| Annual Audit | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 4,150 | $ - | $ - | $ - | $ - | $ 4,150 |
| Assessment Administration | $ 8,755 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 8,755 |
| Arbitrage | $ - | $ - | $ - | $ 450 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 450 | $ 900 |
| Dissemination | $ 515 | $ 515 | $ 515 | $ 515 | $ 515 | $ 515 | $ 515 | $ 515 | $ 515 | $ 515 | $ 515 | $ 515 | $ 6,180 |
| Trustee Fees | $ 2,696 | $ - | $ - | $ 3,326 | $ - | $ - | $ - | $ - | $ 1,482 | $ - | $ - | $ - | $ 7,503 |
| Management Fees | $ 3,958 | $ 3,958 | $ 3,958 | $ 3,958 | $ 3,958 | $ 3,958 | $ 3,958 | $ 3,958 | $ 3,958 | $ 3,958 | $ 3,958 | $ 3,958 | $ 47,500 |
| Information Technology | $ 170 | $ 170 | $ 170 | $ 170 | $ 170 | $ 170 | $ 170 | $ 170 | $ 170 | $ 170 | $ 170 | $ 170 | $ 2,044 |
| Website Maintenance | $ 114 | $ 114 | $ 114 | $ 114 | $ 114 | $ 114 | $ 114 | $ 114 | $ 114 | $ 114 | $ 114 | $ 114 | $ 1,363 |
| Postage & Delivery | $ 98 | $ 19 | $ 10 | $ 481 | $ 24 | $ 28 | $ 18 | $ 64 | $ 29 | $ 69 | $ 31 | $ 16 | $ 886 |
| Insurance | $ 7,460 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 7,460 |
| Printing & Binding | $ - | $ - | $ 94 | $ - | $ - | $ - | $ 53 | $ - | $ - | $ - | $ 46 | $ 29 | $ 221 |
| Legal Advertising | $ 1,030 | $ - | $ - | $ - | $ 728 | $ - | $ - | $ 259 | $ - | $ 709 | $ - | $ - | $ 2,725 |
| Other Current Charges | $ 58 | $ 44 | $ 59 | $ 44 | $ 42 | $ 43 | $ 59 | $ 59 | $ 43 | $ 59 | $ 44 | $ 57 | $ 611 |
| Boundary Amendment Expense | $ - | $ - | $ - | $ - | $ 43 | $ 1,220 | $ 1,268 | $ - | $ 1,973 | $ 314 | $ 2,390 | $ - | $ 7,208 |
| Office Supplies | $ 3 | $ 3 | $ 3 | $ 1 | $ 3 | $ 3 | $ 3 | $ 4 | $ 1 | $ 1 | $ 3 | $ 1 | $ 29 |
| Dues, Licenses & Subscriptions | $ 175 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 175 |
| **Total General & Administrative** | **$ 28,924** | **$ 8,407** | **$ 6,155** | **$ 11,206** | **$ 8,730** | **$ 10,598** | **$ 14,222** | **$ 10,901** | **$ 8,519** | **$ 9,246** | **$ 7,913** | **$ 5,309** | **$ 130,131** |
| ***Operations & Maintenance*** | | | | | | | | | | | | | |
| **Field Expenditures** | | | | | | | | | | | | | |
| Property Insurance | $ 14,941 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 14,941 |
| Field Management | $ 1,717 | $ 1,717 | $ 1,717 | $ 1,717 | $ 1,717 | $ 1,717 | $ 1,717 | $ 1,717 | $ 1,717 | $ 1,717 | $ 1,717 | $ 1,717 | $ 20,600 |
| Landscape Maintenance | $ 10,556 | $ 10,556 | $ 13,332 | $ 13,332 | $ 13,332 | $ 16,172 | $ 13,332 | $ 13,332 | $ 13,332 | $ 13,332 | $ 13,598 | $ 13,598 | $ 157,805 |
| Landscape Replacement | $ 3,500 | $ - | $ 975 | $ - | $ - | $ 3,740 | $ 800 | $ - | $ - | $ - | $ - | $ - | $ 9,015 |
| Lake Maintenance | $ 955 | $ 955 | $ 955 | $ 955 | $ 955 | $ 955 | $ 955 | $ 955 | $ 955 | $ 955 | $ 955 | $ 955 | $ 11,460 |
| Fountain Maintenance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 165 | $ - | $ - | $ 165 | $ - | $ 330 |
| Streetlights | $ 12,811 | $ 12,811 | $ 12,817 | $ 12,819 | $ 12,718 | $ 12,718 | $ 12,718 | $ 12,712 | $ 12,691 | $ 12,691 | $ 12,624 | $ 9,702 | $ 149,833 |
| Electric | $ 453 | $ 375 | $ 508 | $ 394 | $ 312 | $ 887 | $ 515 | $ 425 | $ 444 | $ 420 | $ 476 | $ 117 | $ 5,326 |
| Water & Sewer | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Sidewalk & Asphalt Maintenance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Irrigation Repairs | $ 449 | $ 824 | $ 882 | $ 156 | $ 81 | $ - | $ 149 | $ 176 | $ 173 | $ 282 | $ 475 | $ - | $ 3,648 |
| General Repairs & Maintenance | $ 3,695 | $ 810 | $ - | $ 4,229 | $ 1,000 | $ 3,002 | $ 1,347 | $ 770 | $ - | $ - | $ - | $ - | $ 14,853 |
| Hog Trap | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 2,315 | $ 1,650 | $ 1,650 | $ 5,615 |
| Contingency | $ 2,126 | $ 2,397 | $ 4,542 | $ 5,143 | $ - | $ 2,089 | $ - | $ - | $ - | $ - | $ - | $ - | $ 16,297 |
| **Subtotal Field Expenditures** | **$ 51,204** | **$ 30,446** | **$ 35,728** | **$ 38,745** | **$ 30,115** | **$ 41,279** | **$ 31,533** | **$ 30,251** | **$ 29,312** | **$ 31,712** | **$ 31,660** | **$ 27,739** | **$ 409,722** |

# 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 | $ 982 | $ 896 | $ 1,026 | $ 887 | $ 715 | $ 698 | $ - | $ 9,554 |
| Amenity - Water | $ 320 | $ 431 | $ 381 | $ 456 | $ 506 | $ 376 | $ 359 | $ 504 | $ 462 | $ 373 | $ 464 | $ - | $ 4,632 |
| Playground Lease | $ 5,439 | $ 5,439 | $ 5,439 | $ 5,439 | $ 5,439 | $ 5,439 | $ 5,439 | $ 5,439 | $ 5,439 | $ 5,439 | $ 5,439 | $ 5,439 | $ 65,266 |
| Internet | $ 143 | $ 143 | $ 143 | $ 143 | $ 143 | $ 139 | $ 139 | $ 139 | $ 139 | $ 139 | $ 327 | $ 144 | $ 1,886 |
| Pest Control | $ 40 | $ 40 | $ 40 | $ 40 | $ 40 | $ 40 | $ 40 | $ 40 | $ 40 | $ 40 | $ 40 | $ 40 | $ 480 |
| Janitorial Services | $ 1,000 | $ 1,010 | $ 1,020 | $ 1,000 | $ 1,010 | $ 1,230 | $ 1,290 | $ 1,510 | $ 1,580 | $ 1,520 | $ 1,460 | $ 1,937 | $ 15,567 |
| Security Services | $ 484 | $ 140 | $ 140 | $ 560 | $ 140 | $ 484 | $ 140 | $ 2,763 | $ 7,369 | $ 9,162 | $ 4,935 | $ 2,069 | $ 28,384 |
| Pool Maintenance | $ 2,750 | $ 2,830 | $ 2,830 | $ 2,830 | $ 2,830 | $ 2,830 | $ 2,830 | $ 2,830 | $ 2,880 | $ 2,830 | $ 2,830 | $ 2,830 | $ 33,930 |
| Swimming Pool Permit | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 280 | $ - | $ - | $ - | $ - | $ 280 |
| Amenity Access Management | $ 1,288 | $ 1,288 | $ 1,288 | $ 1,288 | $ 1,288 | $ 1,288 | $ 1,288 | $ 1,288 | $ 1,441 | $ 1,301 | $ 1,288 | $ 1,430 | $ 15,760 |
| Amenity Repairs & Maintenance | $ 895 | $ 2,537 | $ - | $ - | $ 745 | $ 394 | $ 2,732 | $ 1,655 | $ - | $ - | $ - | $ - | $ 8,957 |
| Holiday Decorations | $ - | $ - | $ - | $ 15,300 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 15,300 |
| Contingency | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| **Subtotal Amenity Expenditures** | **$ 13,129** | **$ 14,765** | **$ 12,397** | **$ 27,818** | **$ 12,935** | **$ 13,201** | **$ 15,152** | **$ 17,474** | **$ 20,237** | **$ 21,519** | **$ 17,480** | **$ 13,889** | **$ 199,995** |
| **Total Operations & Maintenance** | **$ 64,332** | **$ 45,211** | **$ 48,125** | **$ 66,563** | **$ 43,050** | **$ 54,480** | **$ 46,685** | **$ 47,725** | **$ 49,549** | **$ 53,231** | **$ 49,140** | **$ 41,628** | **$ 609,717** |
| **Total Expenditures** | **$ 93,256** | **$ 53,617** | **$ 54,280** | **$ 77,769** | **$ 51,780** | **$ 65,078** | **$ 60,907** | **$ 58,626** | **$ 58,068** | **$ 62,477** | **$ 57,053** | **$ 46,937** | **$ 739,848** |
| **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** | **$ 54,280** | **$ 77,769** | **$ 51,780** | **$ 149,078** | **$ 60,907** | **$ 58,626** | **$ 58,068** | **$ 62,477** | **$ 57,053** | **$ 46,937** | **$ 823,848** |
| **Net Change in Fund Balance** | **$ (92,098)** | **$ 1,285** | **$ 794,461** | **$ (73,154)** | **$ (44,475)** | **$ (128,649)** | **$ (45,149)** | **$ (34,434)** | **$ (46,653)** | **$ (57,788)** | **$ (53,213)** | **$ (45,100)** | **$ 175,033** |

# 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) |
| Less: Principal Payment - 05/01/26 | | ($275,000) |
| | | |
| **Current Bonds Outstanding** | | **$11,350,000** |

| Series 2022, Special Assessment Revenue Bonds | | |
|---|---|---|
| Maturity Date: | 5/1/2052 | |
| Reserve Fund Definition | 50% 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) |
| Less: Principal Payment - 05/01/26 | | ($125,000) |
| | | |
| **Current Bonds Outstanding** | | **$7,220,000** |

# 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 |
| 04/17/26 | 03/01-03/31/26 | $28,689.86 | $0.00 | ($573.80) | $0.00 | $0.00 | $28,116.06 | $11,785.39 | $9,341.50 | $6,989.17 | $28,116.06 |
| 04/30/26 | 01/01-01/31/26 | $0.00 | $0.00 | $0.00 | $10.47 | $0.00 | $10.47 | $4.39 | $3.48 | $2.60 | $10.47 |
| 04/30/26 | 02/01-03/31/26 | $0.00 | $0.00 | $0.00 | $25.04 | $0.00 | $25.04 | $10.50 | $8.32 | $6.22 | $25.04 |
| 05/13/26 | 04/01-04/30/26 | $10,160.88 | $0.00 | ($203.22) | $0.00 | $0.00 | $9,957.66 | $4,173.95 | $3,308.41 | $2,475.30 | $9,957.66 |
| 06/15/26 | 05/01-05/31/26 | $2,378.87 | $0.00 | ($47.58) | $0.00 | $0.00 | $2,331.29 | $977.20 | $774.57 | $579.52 | $2,331.29 |
| 06/24/26 | 06/01-06/01/26 | $18,389.89 | $0.00 | ($367.80) | $0.00 | $0.00 | $18,022.09 | $7,554.31 | $5,987.80 | $4,479.98 | $18,022.09 |
| 07/31/26 | 04/01-06/30/26 | $49.41 | $0.00 | $0.00 | $0.00 | $0.00 | $49.41 | $20.71 | $16.42 | $12.28 | $49.41 |
| | **TOTAL** | **$ 2,286,354.10** | **$ (91,769.32)** | **$ (44,351.92)** | **$ 3,855.86** | **$ -** | **$ 2,154,088.72** | **$ 902,928.14** | **$ 715,691.40** | **$ 535,469.18** | **$ 2,154,088.72** |

| | |
|---|---|
| 100% | Net Percent Collected |
| **0** | 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 | $32,362.90 |
| 3/19/26 | 2/1/26 | 2853, 2854 & 2855 | $16,181.45 | $16,181.45 |
| 5/6/26 | 5/1/26 | 2882, 2883 & 2884 | $16,181.45 | $16,181.45 |
| | | | **$ 64,725.80** | **$ 64,725.80** |