North Powerline Road
Community Development District

Meeting Agenda

November 18, 2026

AGENDA

North Powerline Road
Community Development District

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

November 11, 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, November 18, 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 October 28, 2026 Board of Supervisors Meeting
4. Discussion Regarding Playground Rules and Age Restrictions at Playground (*requested by Supervisor Diaz*)
5. Consideration of Resolution 2027-02 Amending Parking Policy
    A. Consideration of Proposal for Installation of Parking Signage (*if needed*)
6. Consideration of Resolution 2027-03 Declaring Seats Vacant (Seat #1 & Seat #2)
    A. Discussion Regarding Process for Selecting Residents to Fill Vacancy
7. Consideration of Revised Proposal for Traffic Study (*to be provided under separate cover*)
8. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

MINUTES

MINUTES OF MEETING
NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the North Powerline Road Community Development District was held on **Wednesday**, **October 28, 2026,** at 11:00 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

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

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS
Matt Fisher	Field Manager, GMS

The following is a summary of the discussions and actions taken at the October 28, 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. A resident asked about parking on Tiny Flower and how residents could join the Board. Ms. Burns explained that the parking item had been requested by two absent Board members, whose intended recommendations were unclear.

Ms. Burns also stated that no one had qualified for the two seats transitioning to residents and that, after the November 3rd election, the Board would declare those seats vacant and discuss appointments at the November meeting. The Board had not yet determined whether to seek applications or send a community announcement.

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

Ms. Burns presented the minutes of the July 22, 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 July 22, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Discussion Regarding the Addition of Stop Signs in the Community**

Ms. Burns stated that discussions about additional stop signs and Tiny Flower would be skipped for now because Supervisors Diaz and Gatica, who requested the items, were absent. The items could be revisited if they arrived.

FIFTH ORDER OF BUSINESS **Discussion Regarding Parling on Tiny Flower Road**

Ms. Burns reopened the Tiny Flower parking discussion requested by Supervisor Diaz and Supervisor Gatica – as they had now arrived at the meeting. Mr.. Diaz explained that residents wanted weekend guest parking, including improved access for visitors using wheelchairs, and proposed a limited area accommodating approximately four cars away from corners. Ms. Burns raised concerns about inconsistent parking policies and unclear signage, while Ms. Hammock clarified that any designated parking would be available to everyone, not exclusively to nearby residents. A Board member opposed re-opening parking because of weekend enforcement and corner-safety concerns. The discussion shifted toward a smaller parking area marked by two signs, with towing discussed for vehicles parked outside the designated area. Ms. Burns proposed bringing an updated map and parking-policy resolution to the next meeting for consideration.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2027-01 Assessment Resolution**

Ms. Hammock stated that Resolution 2027-01 acknowledges that certain property within the District would be subject to future assessments as development continued; no assessments would be imposed presently.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2027-01 Assessment Resolution, was approved.

SEVENTH ORDER OF BUSINESS **Consideration Acquisition Agreement (Capital Improvement Plan)**

Ms. Hammock explained that the acquisition agreement acknowledges that improvements installed in the area will become District property and that the District will accept that property in the future.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Acquisition Agreement (Capital Improvement Plan), was approved.

EIGHTH ORDER OF BUSINESS **Presentation of Arbitrage Rebate Report for Series 2022 project Bonds**

Ms. Burns presented the annual arbitrage rebate report for the Series 2022 project bonds, stating that it was required under the trust indenture to demonstrate that the District did not earn more interest than it paid on the bonds. She noted the negative amount on page 4, stated that there were no resulting tax implications, and requested a motion to accept the independent report.

> On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Accepting the Arbitrage Rebate Report for Series 2022 project Bonds, was approved.

NINTH ORDER OF BUSINESS **Consideration of Proposal for Traffic Study**

Ms. Burns reviewed the District engineer's $5,000 traffic study proposal for the Power Line Road and Tiny Flower intersection, noting that it had been tabled pending completion of Power Line Road. Mr. Diaz raised concerns about speeding and requested consideration of additional stop-sign locations. Ms. Burns explained that additional locations would require a

revised proposal and that studying them together could reduce costs, although the additional fees needed confirmation. Mr. Diaz was asked to email the proposed locations so a revised proposal could be presented at the next meeting. He reported visibility concerns involving a fence and post at the Tiny Flower and Cool Summer corner and asked whether the fence encroached on a District easement. Ms. Burns agreed to investigate.

TENTH ORDER OF BUSINESS **Consideration of Audit Services Engagement Letter for Fiscal Year 2026 Audit**

Ms. Burns presented the audit services engagement letter for the Fiscal Year 2026 audit, explaining that it was a renewal under a Board-awarded multi-year agreement, with a cost not to exceed $4,250.

> On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2026 Audit NTE $4,250, was approved.

ELEVENTH ORDER OF BUSINESS **Consideration of Agreement with PayGov.US for Electronic Payment Processing**

Ms. Burns presented a proposed agreement with PayGov.US, stating that it would meet a new Florida requirement for CDDs to accept electronic payments at no cost to the District, with an approximately 3% processing charge paid by the payer. Examples included the $30 key-card replacement fee and public-records request fees. Ms. Hammock clarified that the service would cover imposed rates and fees only, not O&M assessments or tax payments.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Agreement with PayGov.US for Electronic Payment Processing, was approved.

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hammock had nothing to report but offered to answer questions.

B. Engineer

There being no comments, the next item followed.

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

Mr. Tindall announced that Matt Fisher would take over the following month and invited questions during the transition. He reported that parking signs for Phases 3 and 4 had been installed. Ms. Burns clarified that final adjustments had been made and notices would be sent the following week to residents in the affected phases, with enforcement beginning in November.

Mr. Tindall reported repairs to the pool mushroom feature following pump replacement, hog-control efforts, plant replacements, and installation of annuals. Landscape pest treatment and routine offseason maintenance were also discussed, including pool furniture, buildings, stormwater areas, pond trash, and cleanup near the Phase 4 dog park, fences, and mailboxes.

i. Consideration of Proposal for Plant Replacements in Deer Run

Mr. Tindall presented a reduced Deer Run landscape replacement proposal and recommended spring installation rather than planting before cold weather. The Board discussed confirming whether pricing would remain valid and reassessing the work if a significant freeze occurred.

A Board member asked about the Prince and Sons landscaping contract, cost breakdowns, and opportunities to obtain competitive pricing while retaining the current vendor. After reviewing the agreement, Ms. Hammock stated that the amended and restated agreement was in its second year, following an initial term in Fiscal Year 2026, and that the Fiscal Year 2027 agreement included a 30-day termination notice. She stated that the current contract was below the $195,000 public bidding threshold and advised obtaining replacement pricing before sending a termination notice. She explained that higher bids could require a formal public bid process and discussed the possibility of negotiating with the current vendor when outside that process.

Ms. Burns cautioned that adding the next development phase was expected to bring the landscaping contract above the bidding threshold and suggested coordinating a public request for proposals with the new area's turnover. Mr. Diaz emphasized itemized costs, longer-lasting plantings, and clearer communication to homeowners. They discussed seasonal color and resident preferences, while Ms. Hammock proposed obtaining fixed per-plant pricing for both annuals and perennials. Ms. Burns agreed to note these options for the future landscaping request for proposals; no immediate change to the planting scope was recorded.

Mr. Tindall discussed replacing declining specialty palms with the previously agreed alternative and committed to confirming the location of another replacement. He also reported that work had begun on the amenity bike rack and described adjustments to its slab location to avoid access conflicts. Additional routine pool and stormwater maintenance and a repair to a damaged skimmer component were discussed.

ii. Consideration of Maintenance Contract Items

a) Pool Maintenance Services Rate Increase

Mr. Tindall presented the pool service renewal, describing a monthly increase from $2,830 to $2,910 and an annual total of $34,920, which was reported to be budgeted.

> On MOTION by Mr. Diaz, seconded by Ms. Shockley, with all in favor, the Pool Maintenance Services Rate Increase to $34,920, was approved.

b) Janitorial Maintenance Services Option to Add Additional Day of Service for Spring Break

Mr. Tindall presented the janitorial renewal with no rate increase but an expanded service scope. Proposed additions included restroom air fresheners, seasonal deep cleaning, an additional month of enhanced seasonal service beginning in April, extra pool garbage collection, and a spring-break service allowance. He stated that the revised annual total was $16,990 and discussed budget allowances for additional dog stations and servicing. Ms. Burns stated that the changes had been contemplated in the approved budget.

> On MOTION by Ms. Roden, seconded by Mr. Diaz, with all in favor, the Janitorial Maintenance Services Option to Add Additional Day of Service for Spring Break totaling $16,6990, was approved.

c) Landscape Maintenance Services Fuel Surcharge Letter

Mr. Tindall presented an extension of the Prince and Sons fuel surcharge. Ms. Hammock explained that the previous Fiscal Year 2026 addendum expired September 30, 2026, and that the proposed renewal would retain the same pricing provisions for Fiscal Year 2027 only, rather than renew automatically. The surcharge was described as varying with published fuel prices.

Mr. Tindall reported that possible increases from the aquatics vendor and pool vendor had been anticipated in the budget but had not been submitted in writing. He would follow up before presenting those requests. A Board member raised a question regarding recurring damage to entrance lights. Mr. Tindall described replacing exposed uplights with recessed well lights protected by concrete collars and planned to continue that approach. Ms. Burns agreed that the lights would be monitored.

On MOTION by Mr. Diaz, seconded by Ms. Shockley, with all in favor, the Landscape Maintenance Services Fuel Surcharge Letter, was approved.

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. Shockley, seconded by Mr. Diaz, 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.

Board Members supported keeping the existing Tiny Flower parking arrangement, citing visitor parking, the narrow street, and emergency access. Mr. Gatica raised concerns about a reported fight, playground graffiti, vehicles damaging grass or blocking sidewalks, and bicycles left in entrance landscaping. Board members distinguished CDD parking and towing

responsibilities from police and code enforcement and encouraged residents to contact the appropriate authorities. School bus routing and stop locations were referred to the school Board.

Mr. Diaz requested pricing for officers during school drop-off and pickup. The Board discussed service minimums, uncertain availability, and prior enforcement results. Ms. Burns cited an unconfirmed estimate of approximately $65,000 annually and suggested considering the service during future budget discussions rather than authorizing immediate hiring. Playground cameras and access control were also discussed as future budget options, with potential power and internet costs and confidentiality requirements noted. She committed to inspecting the slide graffiti and exploring cleaning it.

Mr. Diaz referred grass maintenance and parking concerns near homes to the HOA, while distinguishing CDD-owned common areas and noting that the new amenity bike rack might address bicycles left near the entrance. The Board agreed to have the District engineer review speed-control options and bring information back; no installation was approved. Ms. Burns stated that the available development plan showed Phase 5 as single-family housing but did not confirm final approvals or permits.

FIFTEENTH ORDER OF BUSINESS Adjournment

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

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

SECTION IV

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATES

Adopted December 18, 2024[1]
Amended July 23, 2025
Amended February 25, 2026

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

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DEFINITIONS

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

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

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

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

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

"Board of Supervisors" or "Board" – means the Board of Supervisors of the District.

"District" – means the North Powerline Road Community Development District.

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

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

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

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

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

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

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

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

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

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

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

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

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

AMENITIES ACCESS AND USAGE

(1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, as may be applicable.

(2) **Use at your Own Risk. ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE AMENITY POLICIES WHICH MAY BE AMENDED FROM TIME TO TIME IN THE DISTRICT'S SOLE DISCRETION. ALL PERSONS USING THE AMENITIES ARE DEEMED TO HAVE READ AND OBTAINED A COPY, IF DESIRED, OF THE MOST RECENT POLICIES. THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY INCIDENTS, ACCIDENTS, PERSONAL INJURY, DEATH, DAMAGE TO OR LOSS OF PROPERTY ARISING FROM THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES. THE DISTRICT DOES NOT PROVIDE SECURITY SERVICES OR SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., USE MAY RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND ACTIONS OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES AND PATRONS WILL BE HELD ACCOUNTABLE FOR THEIR ACTIONS. VIOLATION OF ONE OR MORE OF THE POLICIES STATED HEREIN MAY RESULT IN WARNINGS, SUSPENSION OR TERMINATION OF AMENITY PRIVILEGES. THE DISTRICT WILL PROSECUTE ILLEGAL ACTIVITY TO THE FULL FORCE OF THE LAW.**

(3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the Policies set forth herein and are not responsible for paying the Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies operation and maintenance special assessments ("O&M Assessments") payable by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any O&M Assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's privileges to use the Amenities. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and each Household shall receive two (2) Access Cards.

(4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment to the District. This Non-Resident User Fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.

(5) **Guest Access and Usage.** Each Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron may accompany its Guests during its Guests' use of the Amenities and in every event is responsible for all actions, omissions and negligence of such Guests, including Guests' adherence or failure to adhere, to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's Amenity privileges. Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Household's access and usage privileges.

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

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

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

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

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

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

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

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

their home. Each Patron shall be responsible for the actions of those individuals using the Patron's Access Card unless said Access Card is reported as being lost or stolen.

GENERAL AMENITY POLICIES

(1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable facility, all outdoor Amenities are open only from dawn until dusk (unless herein otherwise noted). No Patron is allowed in the service areas of the Amenities.

(2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:

(a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests should be accompanied by a Patron possessing a valid Access Card at all times or such Guest will be subject to confirmation of right to access the Amenities by District Staff.

(b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for its intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.

(c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.

(d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs), golf carts and other electric vehicles are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.

(e) **Fireworks / Flames.** Fireworks or open flames of any kind are not permitted anywhere on District owned property or adjacent areas.

(f) **Skateboards, Etc.** Bicycles, scooters, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, tot lot, and sidewalks surrounding these areas.

(g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.

(h) **Firearms.** The possession and use of firearms shall be in strict accordance with Florida law.

(i) **Equipment.** All District equipment, furniture and other tangible property must be

returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.

(j) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.

(k) **Bounce Houses and Other Structures.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District in writing at least a week in advance of such request. Proof of liability insurance acceptable to the District shall also be required.

(l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.

(m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned into the Amenity Manager for storage in the lost and found, if one is available. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.

(n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities.

(o) **Compliance with Laws and District Rules and Policies.** All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District Policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.

(p) **Courtesy.** Patrons and Guests shall treat all District Staff and their designees, other Patrons and Guests with courtesy and respect. If District Staff requests that a Patron or Guest leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity privileges.

(q) **Profanity / Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.

(r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.

(s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.

(t) **Outside Vendors / Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.

(u) **Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

SMOKING, DRUGS AND ALCOHOL

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

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

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of "Service Animals" as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, Amenity buildings (offices, social halls and fitness center), pools, playground, various sport courts and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal only under the following conditions:

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

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

SWIMMING POOL POLICIES

(1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming is prohibited from 30 minutes before dusk until 30 minutes after dawn pursuant to the Florida Department of Health.

(2) **Swim at Your Own Risk.** Lifeguards are not on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.

(3) **Supervision of Minors.** Non-swimming children should have adult supervision with them and within arm's reach at all times. Persons unable to swim safely and/or without assistance must be accompanied by a capable adult at all times in and around the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised by an adult who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons and Guests not swim alone.

(4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.

(5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge, or who are experiencing diarrhea may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.

(6) **Pets.** Pets are not allowed in swimming pool or swimming pool deck.

(7) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.

(8) **Conduct.** No cursing, offensive language or gestures, threatening language or behavior, or lewd behavior is allowed.

(9) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.

(10) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.

(11) **Music / Audio.** Radios and other audio devices are prohibited; other than when used with headphones.

(12) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning. This policy shall be enforced in staffed and unmonitored and unstaffed Amenities.

(13) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.

(14) **Entrances.** Pool entrances must be kept clear at all times.

(15) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.

(16) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.

(17) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.

(18) **Pool Closure.** In addition to local municipal, county and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool will be closed for the following reasons:

- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
- For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
- Operational and mechanical treatments or difficulties affecting pool water quality.
- For a reasonable period following any mishap that resulted in contamination of pool water.
- Any other reason deemed to be in the best interests of the District as determined by District Staff.

(19) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.

(20) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.

(21) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District in writing.

DOG PARK POLICIES

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

(1) **Use**. Patrons shall use the Dog Park at their own risk and must comply with all posted signage. Patrons are responsible for the behavior of their dogs at all times. If any dog shows aggressive behavior, the owner must immediately remove the dog from the Dog Park. The District is not responsible for injuries to visiting dogs, their owners, or others using the Dog Park. The Dog Park is exclusively for the use and enjoyment of Patrons' dogs and should not be used for other activities. Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park.

(2) **Hours of Operation**. The Dog Park may be used from sunrise until sunset.

(3) Reservations Not Permitted. The Dog Park is available to all Patrons on a first-come, first-served basis and cannot be reserved for exclusive use. Play shall be limited to one (1) hour if the Dog Park is at full occupancy and other Patrons are waiting for entry.

(4) Supervision. Patrons must be capable of exerting physical control over their dog(s), and are responsible for the behavior of their dog(s). Dogs must be on leashes at all times, except within the Dog Park area. Dogs inside the Dog park must be under voice control by their handler at all times and continuously supervised with a leash readily available if necessary. If voice control is not possible, do not enter the Dog Park. Dogs may not be left unattended and must be within unobstructed sight of the dog handler. No more than three (3) dogs per handler.

(5) Vaccinations. Dogs must be vaccinated and wear a visible rabies and license tag at all times.

(6) Prohibited. Dogs in heat, dogs with aggressive behavior, and dogs under four (4) months of age are not permitted. Any dogs showing signs of aggression should be removed from the Dog Park immediately. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.

(7) Attire. Proper footwear and clothing should be worn while inside the Dog Park.

(8) Food and Toys Prohibited. Human or dog food inside the Dog Park is prohibited. Dog toys and bones are not permitted inside the Dog Park.

(9) Clean Up. Patrons are responsible for removing or cleaning up any trash and must immediately dispose of dog waste and fill any holes dug by their dog(s).

(10) Dog Trainers. Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.

(11) No Smoking. The Dog Park is a designated "No Smoking" area.

PLAYGROUND POLICIES

(1) Use at Own Risk. Patrons may use the playgrounds and parks at their own risk and must comply with all posted signage.

(2) Hours of Operation. Unless otherwise posted, all playground and park hours are from dawn to dusk.

(3) Supervision of Children. Supervision by an adult eighteen (18) years and older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.

(4) Pets. Pets, with the exception of Service Animals, are not allowed within the fence area of the playground.

(5) Shoes. Proper closed-toe footwear is required and no loose clothing, especially with strings, should be worn. No bathing suits are permitted.

(6) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.

(7) **Food & Drink.** No food, drinks or gum are permitted on the playground, other than such water in non-breakable containers as may be necessary for reasonable hydration, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.

(8) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.

(9) **First-Come, First Served.** The playground is available on a first-come, first-served basis. Play is limited to one (1) hour if the playground is at full occupancy and other Patrons are waiting.

(10) **Prohibited Equipment.** Bicycles, scooters, skateboards, rollerblades, or other similar equipment are not permitted on the playground.

LAKES AND PONDS POLICIES

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

(1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulations of any governmental entity relating to the District Lakes.

(2) Wading and swimming in District Lakes are prohibited.

(3) Boating (motorized and non-motorized), paddleboarding, and other recreational water activities are prohibited in District Lakes.

(4) Patrons may fish from District Lakes in designated areas only. However, the District has a "catch and release" policy for all fish caught.

(5) Pets are not allowed in District Lakes.

(6) Owners of property abutting the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty and safety of the property. Further, all Owners shall not make improvements on private property that negatively affect the Lakes, including causing erosion or impairments to the Lakes as a stormwater system.

(7) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.

(8) No pipes, pumps or other devices used for irrigation, or the withdrawal of water shall be placed in or around the District Lakes, except by the District.

(9) No foreign materials may be disposed of in the District Lakes, including, but not limited to tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.

(10) Beware of wildlife, water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may not be fed. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).

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

SUSPENSION AND TERMINATION OF PRIVILEGES

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2024)
Effective Date: December 18, 2024

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

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

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

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

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

a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;

b. Failing to abide by the terms of rental applications;

c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;

d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;

e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);

f. Failing to abide by any District rules or policies (e.g., Amenity Policies);

g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;

h. Damaging, destroying, rendering inoperable or interfering with the operation of

District property, Amenities or other property located on District property;

i. Failing to reimburse the District for Amenities or property damaged by such person, or a minor for whom the person has charge, or a Guest;

j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests;

k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered;

l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or

m. Such person's Guest or a member of their household committing any of the above Violations.

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

5. Suspension Procedures.

a. ***Immediate Suspension***. The District Manager or his or her designee has the ability to immediately remove any person from one or all Amenities or issue a suspension for up to sixty (60) days for the Violations described above, or when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's Amenities or property from damage. If, based on the nature of the offense, staff recommends a suspension longer than sixty (60) days, such suspension shall be considered at the next Board meeting. Crimes committed or allegedly committed on District property shall automatically result in an immediate suspension until the next Board meeting.

b. ***Notice of Suspension***. The District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

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

7. Property Damage Reimbursement. If damage to District property or Amenities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the

District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

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

a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.

b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.

c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.

d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.

e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

f. After the conclusion of the hearing, the District Manager or his/her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.

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

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an

Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all Access Cards associated with an address within the District until such time as the outstanding amounts are paid.

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

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

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

USE AT OWN RISK; INDEMNIFICATION

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

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

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

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

SOVEREIGN IMMUNITY

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

SEVERABILITY

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

AMENDMENTS AND WAIVERS

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

time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

Exhibit A: Amenity Rates
Exhibit B: Amenity Access Registration Form

EXHIBIT A
AMENITY RATES

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

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM

North Powerline Road Community Development District

Amenities Access Registration Form

Name: _____
(Resident listed on proof of residency)

Residential Address: _____ **Davenport** **FL** **33837**
(Within North Powerline Road CDD) *Street Address* *City* *State* *ZIP Code*

Mailing Address: _____
(If different from Residential) *Street Address* *City* *State* *ZIP Code*

Phone: _____ Email: _____

Additional Resident(s): _____

(Using the amenities) _____

ACCEPTANCE:

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

Signature: _____ Date: _____
(Parent or Guardian if a minor)

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

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

Signature: _____ Date: _____
(Parent or Guardian if a minor)

PLEASE EMAIL THIS FORM WITH YOUR PROOF OF RESIDENCY TO:
amenityaccess@gmscfl.com

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

FOR OFFICE USE ONLY:
Date Received: _____
Date Issued: _____
Card(s): _____
Lease Term End: _____
(For Renter(s) only)

ADDITIONAL INFORMATION REGARDING THE CDD: http://northpowerlineroadcdd.com
CONTACT OUR OFFICE: Phone: (689) 500-4540 / Email: amenityaccess@gmscfl.com
TO REPORT AMENITY POLICY VIOLATIONS: Phone: (321) 248-2141

SECTION V

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AND RESTATED RULES RELATING TO PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (the "**Board**") is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, policies, rates, fees and charges pursuant to Chapter 120, Florida Statutes; and

WHEREAS, the District desires to adopt *Amended and Restated Rules Relating to Parking and Parking Enforcement* of the District (the "**Policy**"), attached hereto as **Exhibit A** and incorporated herein, pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, *Florida Statutes*; and

WHEREAS, the District has properly noticed for rule development and rulemaking regarding the Policy and a public hearing was held at a meeting of the Board on November 18, 2026; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Policy for immediate use and application.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein.

SECTION 2. The District hereby adopts the Policy, attached hereto as **Exhibit A**.

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

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[*Continue onto next page*]

PASSED AND ADOPTED this 18th day of November 2026.

ATTEST**:**	**NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Amended and Restated Rules Relating to Parking and Parking Enforcement

Exhibit A

Amended and Restated Rules Relating to Parking and Parking Enforcement

[Begins on following page.]

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED RULES RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on November 18, 2026, at a duly noticed public meeting, the Board of Supervisors ("Board") of the North Powerline Road Community Development District ("District") adopted the following policy to govern parking and parking enforcement on certain District property ("Policy"). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that Parked Oversized Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District's residents and paid users with a means to remove such Oversized Vehicles, Vehicles, Vessels and Recreational Vehicles from areas that are not designated for Parking.

SECTION 2. DEFINITIONS.

A. *Designated Parking Areas*. Areas which have been explicitly approved for Parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as **Exhibit A** and indicated by signage.

B. *Vehicle*. Any mobile item which normally uses wheels, whether motorized or not. This term shall include, but shall not be limited to, Oversized Vehicles, Recreational Vehicles, and Abandoned/Broken-Down Vehicles.

a. *Oversized Vehicle*. As used herein, "Oversized Vehicle" shall mean the following:
   i. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
   ii. Motor Vehicles with a trailer attached;
   iii. Motor coaches/homes;
   iv. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
   v. Mobile homes or manufactured homes.

b. *Abandoned/Broken-Down Vehicle*. A vehicle that has no license plate, has expired registration, is visibly not operational, or has not moved for a period of seven (7) days.

c. *Recreational Vehicle*. A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.

C. *Vessel*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

D. *Park(ed)/(ing)*. A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.

E. *Tow-Away Zone.* District property in which Parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District property not designated as a Designated Parking Area, including but not limited to all grassed and/or landscaped areas and sidewalks which are not Designated Parking Areas, is a Tow Away Zone. is a Tow Away Zone.**

F. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

G. *Mailbox Parking.* Spots designated for mail pick up.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for Parking spaces and as indicated on the map attached hereto as **Exhibit A** for certain on-street Parking areas. On-street Parking is expressly prohibited on District roadways except where indicated, including all District property that is grassed and/or landscaped and District-owned sidewalks whether or not such areas are depicted in **Exhibit A**, which is incorporated herein by reference. **Any Vehicle Parked on District property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.** All drivers are responsible for knowing state and local laws, ordinances, and codes related to Parking. Violations of state or local laws may result in citations, towing, or other legal action as permitted by law.

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. All District property which is not explicitly designated for Parking shall hereby be established as "Tow-Away Zones" for all Vehicles, including Oversized Vehicles, Vessels, Recreational Vehicles as set forth in Section 6 herein ("**Tow-Away Zone**").

SECTION 5. OVERNIGHT PARKING. Overnight Parking in the Designated Parking Areas is only permitted on Friday, Saturday, and Sunday nights. Any Vehicle Parked in the Designated Parking Areas Overnight on Monday, Tuesday, Wednesday, or Thursday shall be subject to towing at the Owner's expense.

SECTION 6. EXCEPTIONS.

A. **ON-STREET PARKING EXCEPTIONS**. Oversized Vehicles, Recreational Vehicles, and Vessels are not permitted to be Parked on-street Overnight and shall be subject to towing at Owner's expense.

B. **ABANDONED/BROKEN-DOWN VEHICLES**. Abandoned and/or broken-down Vehicles are not permitted to be Parked on District property at any time and are subject to towing at the Owner's expense.

C. **PARKING DURING AMENITY HOURS.** Vehicles may Park in the Designated Parking Areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight Parking is permitted at the amenity facilities except as permitted in accordance with Section 5.

D. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to Park company vehicles in order to facilitate District

business. All vehicles so authorized must be identified by a Parking pass issued by the District.

E. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may Park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.

F. **MANNER OF PARKING.** Vehicles and Vessels of any kind may not be Parked such that they utilize additional spaces, block access to District property, prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles to access roadways or property, cause damage to the District's property, restrict the normal operation of the District's business, or otherwise poses a danger to the District, its residents and guests, the general public, or the property of same. All Parking must comply with all state and local laws and ordinances.

G. **MAILBOX PARKING.** Mailbox Parking is limited to five (5) minutes. Any Vehicles Parked in the Mailbox Parking area for extended periods of time, including Overnight, shall be subject to towing at Owner's expense.

SECTION 7. TOWING/REMOVAL PROCEDURES.

A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

B. **TOWING/REMOVAL AUTHORITY.** To effect towing/removal of an Oversized Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Oversized Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to Park under this rule and then must contact a firm authorized by Florida law to tow/remove Oversized Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized Vehicle at the Owner's expense. The Oversized Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any Vehicle Parked in a Tow-Away Zone.

C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

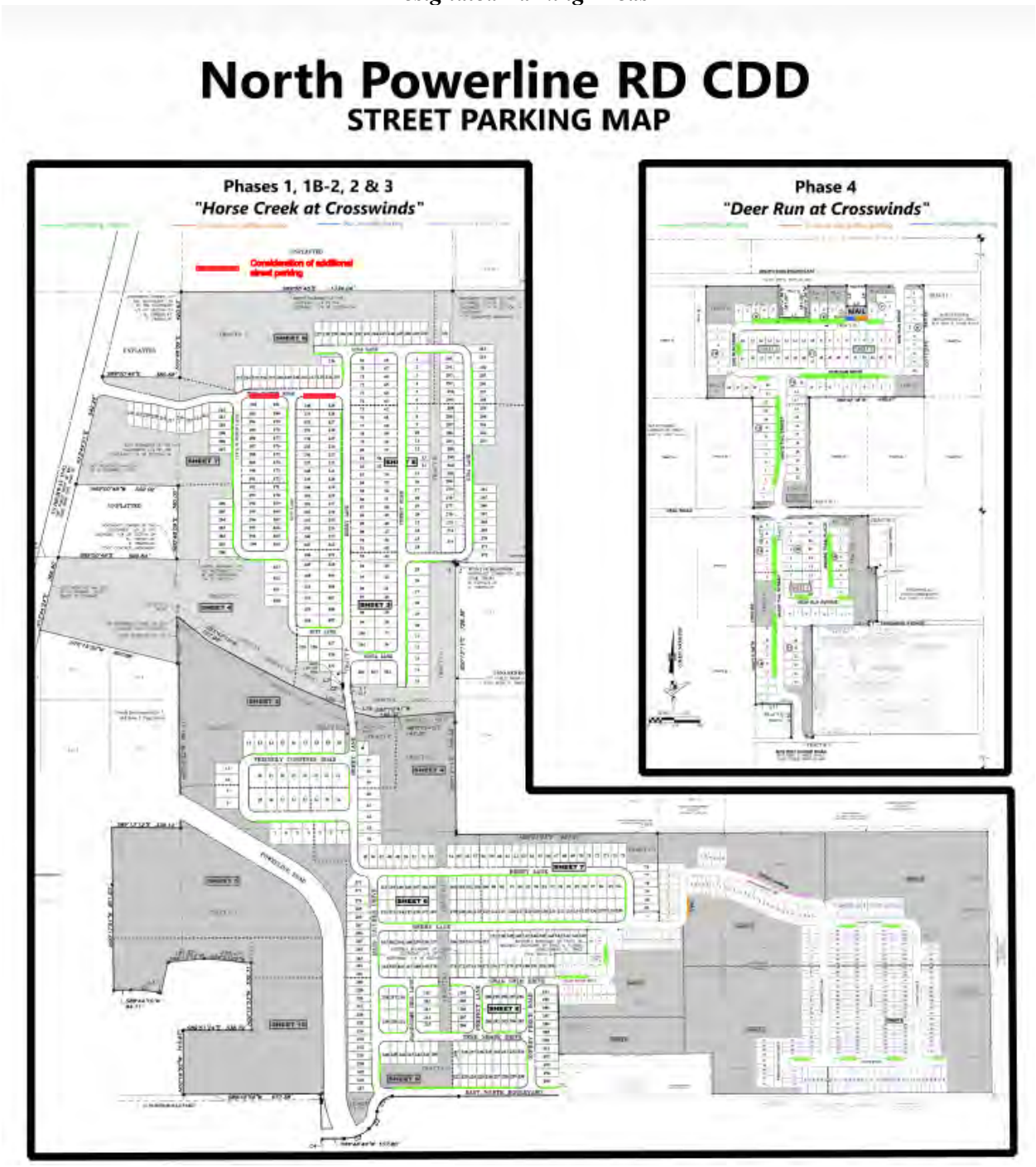
SECTION 8. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be Parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such vehicles.

SECTION 9. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS. The Board in its sole discretion may amend these Rules Related to

Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these rules in such areas.

EXHIBIT A – ***Designated Parking Areas (highlighted areas)***
Effective date: November 18, 2026

EXHIBIT A
Designated Parking Areas



North Powerline RD CDD

STREET PARKING MAP

Phases 1, 1B-2, 2 & 3

"Horse Creek at Crosswinds"

Street Parking Allowed — 5 minute only mailbox parking — No Ovenight Parking

Consideration of additional street parking

Phase 4

"Deer Run at Crosswinds"

Street Parking Allowed — 5 minute only mailbox parking — No Ovenight Parking

Pullout parking

SECTION A

SECTION VI

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North Powerline Road Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 3, 2026, two (2) members of the Board of Supervisors (the "Board") are to be elected by the "Qualified Electors" of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Polk County Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for the available seats designated as "Seat 1" and "Seat 2"; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seat 1 and Seat 2 vacant, effective the second Tuesday following the general election, and Qualified Electors are to be appointed to such seats within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring Seat 1 and Seat 2 as vacant.

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

SECTION 1. The following seats are hereby declared vacant effective as of November 17, 2026: Seat 1 (currently held by Lindsey Roden) and Seat 2 (currently held by Jessica Spencer).

SECTION 2. Until such time as the Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Supervisors for Seat 1 and Seat 2 shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 18th day of November 2026.

ATTEST:

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Print Name:_____

_____
□Chairperson/ □Vice Chairperson

SECTION VII

Item will be provided under separate cover.

SECTION VIII

SECTION C

November 18, 2026

North Powerline Rd CDD

Field Management Report

Completed

- The street sign review is complete. Missing signs have been replaced, and leaning signs have been straightened.
- The landscaping review is complete. Identified concerns will be forwarded to Prince and Sons for resolution.
- Graffiti has been removed from the playground equipment.



Contracted Services

- The landscaping vendor continues to maintain the District's landscaping in satisfactory condition.
- The stormwater ponds are in satisfactory condition.
- The District's cleaning vendor continues to provide quality cleaning services. There are no issues to report.
- The pool vendor continues to keep the pool in satisfactory condition per the contract.



In Progress

- Remove advertisements and adhesive from the mailboxes.
- Replace mailbox solar light fixtures.
- Facilitate repairs to the pool water feature.
- Perform seasonal pressure washing of the pool furniture and deck.



SECTION D

SECTION 1

North Powerline Road
Community Development District

Summary of Check Register

October 22, 2026 to November 11, 2026

Bank	Date	Check No.'s		Amount
General Fund				
	10/22/26	1186-1193	$	71,329.69
	10/29/26	1194-1196	$	15,937.00
	11/6/26	1197-1204	$	14,463.43
		Autodrafts	$	231.61
			$	101,961.73
Supervisors - October 2026				
	Alexis J Diaz	50059	$	184.70
	Mauricio Garcia	50060	$	184.70
	Lindsey E Roden	50061	$	150.00
	Bobbie J Shockley	50062	$	150.00
	Jessica M Spencer	50063	$	184.70
			$	854.10
		Total Amount	**$**	**102,815.83**

*** CHECK DATES 10/22/2026 - 11/11/2026 *** 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 #
10/22/26	00003	10/01/26	95501	202610	310	51300-54000				*	175.00		
			SPECIAL DISTRICT FEE-FY27										
									FLORIDA DEPARTMENT OF COMMERCE			175.00	001186
10/22/26	99999	10/22/26	VOID	202610	000	00000-00000				C	.00		
			VOID CHECK										
									******INVALID VENDOR NUMBER******			.00	001187
10/22/26	00006	7/31/26	249	202607	320	53800-48000				*	880.00		
			FENCE REPAIR										
		7/31/26	250	202607	330	57200-48000				*	836.64		
			SOAP DISPENSER REPLACED										
		7/31/26	251	202607	320	53800-48000				*	1,156.00		
			TRASH CLEAN UP										
		7/31/26	252	202607	330	57200-48000				*	385.00		
			COPING REPAIRS										
		7/31/26	253	202607	330	57200-48000				*	412.20		
			SHOWER MAINTENANCE										
		7/31/26	254	202607	320	53800-49000				*	8,998.17		
			PARKING SIGNAGE PH 3&4										
		10/01/26	257	202610	310	51300-34000				*	4,156.25		
			MANAGEMENT FEES-OCT26										
		10/01/26	257	202610	310	51300-35200				*	119.25		
			WEBSITE MANAGEMENT-OCT26										
		10/01/26	257	202610	310	51300-35100				*	178.83		
			INFORMATION TECH-OCT26										
		10/01/26	257	202610	310	51300-31300				*	540.75		
			DISSEMINATION SVCS-OCT26										
		10/01/26	257	202610	330	57200-48300				*	1,351.92		
			AMENITY ACCESS-OCT26										
		10/01/26	257	202610	310	51300-51000				*	.69		
			OFFICE SUPPLIES										
		10/01/26	257	202610	310	51300-42000				*	37.46		
			POSTAGE										
		10/01/26	257	202610	310	51300-42500				*	.45		
			COPIES										
		10/01/26	258	202610	320	53800-34000				*	1,802.50		
			FIELD MANAGEMENT-OCT26										
		10/08/26	259	202610	310	51300-31700				*	9,193.00		
			ASSESSMENT ROLL-FY27										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			30,049.11	001188
10/22/26	00032	10/08/26	16218	202609	310	51300-31500				*	221.00		
			ATTORNEY SVCS-SEP26										
									KILINSKI VAN WYK PLLC			221.00	001189

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/22/26	00041	10/12/26	4652446	202610	300-15500-10000			*	13,393.81		
			1% ADMIN FEE DEBT								
		10/12/26	4652447	202610	300-15500-10000			*	9,665.95		
			1% ADMIN FEE MAINT								
							POLK COUNTY PROPERTY APPRAISER			23,059.76	001190
10/22/26	00034	9/04/26	26345	202609	320-53800-46300			*	12,180.00		
			LANDSCAPE REPLACEMENTS								
		9/14/26	26492	202609	320-53800-47300			*	76.83		
			REPAIE DRIP LINE								
							PRINCE & SONS INC			12,256.83	001191
10/22/26	00050	9/09/26	33744	202609	330-57200-49000			*	5,180.00		
			MOTOR MUSHROOM REPLACED								
							MCDONNELL CORPORATION			5,180.00	001192
10/22/26	00094	9/30/26	00079070	202609	310-51300-48000			*	387.99		
			NOT OF BOS MTG 9/15								
							USA TODAY MEDIA CORP			387.99	001193
10/29/26	00034	10/01/26	26774	202610	320-53800-46200			*	13,332.00		
			LANDSCAPE MAINT-DR/HC-OCT								
							PRINCE & SONS INC			13,332.00	001194
10/29/26	00067	9/17/26	790	202609	320-53800-48100			*	1,650.00		
			HOG TRAPPING SVC-SEP26								
							SWINE SOLUTIONS LLC			1,650.00	001195
10/29/26	00084	10/01/26	4923085	202610	320-53800-47000			*	955.00		
			LAKE MAINTENANCE-OCT26								
							TIGRIS AQUATIC SERVICES LLC			955.00	001196
11/06/26	00051	9/25/26	19110	202609	330-57200-48200			*	1,937.00		
			CLEANING SVCS-SEP26								
		10/27/26	19375	202610	330-57200-48200			*	1,330.00		
			CLEANING SVCS-OCT26								
							CSS CLEAN STAR SERVICES CENTRAL FL			3,267.00	001197
11/06/26	00066	11/06/26	11062026	202611	300-15500-10000			*	3,048.12		
			DR PLAYGRND LEASE-DEC26								
							HEIDI BONNETT			3,048.12	001198
11/06/26	00053	10/15/26	73005459	202610	330-57200-48100			*	40.00		
			PEST CONTROL-OCT26								
							MASSEY SERVICES INC.			40.00	001199

*** CHECK DATES 10/22/2026 - 11/11/2026 *** 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 #
11/06/26	00096	11/05/26	552233	202611	320-53800-49000				*	750.00		
			FENCE REPAIR									
								MY FENCE COMPANY LLC			750.00	001200
11/06/26	00034	6/01/26	24457	202606	320-53800-46200				*	399.96		
			MATERIAL FUEL CHARGE									
		10/09/26	27072	202610	320-53800-47300				*	87.65		
			REPLACE BUBBLERS									
								PRINCE & SONS INC			487.61	001201
11/06/26	00050	10/01/26	34010	202610	330-57200-48500				*	2,830.00		
			POOL MAINTENANCE-OCT26									
								MCDONNELL CORPORATION			2,830.00	001202
11/06/26	00067	10/19/26	801	202610	320-53800-48100				*	1,650.00		
			HOG TRAPPING SVC-OCT26									
								SWINE SOLUTIONS LLC			1,650.00	001203
11/06/26	00054	11/06/26	11062026	202611	300-15500-10000				*	2,390.70		
			PLAYGRND/FUR LEASE-DEC26									
								WHFS LLC			2,390.70	001204

TOTAL FOR BANK A 101,730.12

*** CHECK DATES 10/22/2026 - 11/11/2026 *** 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	#
10/27/26	00024	9/30/26	4579-09. 2360 WHITE TAIL ST-SEP.26	202609	320	53800-43000				*	32.17		
		9/30/26	9660-09. 2215 DOE RUN DR-SEP.26	202609	320	53800-43000				*	48.90		
									DUKE ENERGY PAYMENT PROCESSING			81.07	080154
10/27/26	00089	9/25/26	5225-10. 596 JET LANE-OCT.26	202610	330	57200-44000				*	150.54		
									FRONTIER COMMUNICATIONS			150.54	080155

TOTAL FOR BANK Z 231.61

TOTAL FOR REGISTER 101,961.73

SECTION 2

North Powerline Road

Community Development District

Unaudited Financial Reporting

October 31, 2026

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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 Report
11	Assessment Receipt Schedule

North Powerline Road

Community Development District

Combined Balance Sheet

October 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Total Governmental Funds
Assets:					
Operating Account	$ 128,513	$ -	$ -	$ -	$ 128,513
State Board of Administration	$ 404,582	$ -	$ -	$ -	$ 404,582
Investments:					
Capital Reserve - Money Market	$ -	$ 231,407	$ -	$ -	$ 231,407
Series 2020					
Reserve	$ -	$ -	$ 355,933	$ -	$ 355,933
Revenue	$ -	$ -	$ 371,153	$ -	$ 371,153
Prepayment	$ -	$ -	$ 317	$ -	$ 317
Series 2022					
Reserve	$ -	$ -	$ 265,234	$ -	$ 265,234
Revenue	$ -	$ -	$ 384,394	$ -	$ 384,394
Construction - Phase 4	$ -	$ -	$ -	$ 818	$ 818
Assessments Receivable	$ 3,369	$ -	$ 4,669	$ -	$ 8,038
Prepaid Expenses	$ 28,497	$ -	$ -	$ -	$ 28,497
Total Assets	**$ 564,961**	**$ 231,407**	**$ 1,381,700**	**$ 818**	**$ 2,178,885**
Liabilities:					
Accounts Payable	$ 13,198	$ -	$ -	$ -	$ 13,198
FICA Payable	$ 153	$ -	$ -	$ -	$ 153
Federal Withholding	$ 69	$ -	$ -	$ -	$ 69
Total Liabilities	**$ 13,420**	**$ -**	**$ -**	**$ -**	**$ 13,420**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 28,497	$ -	$ -	$ -	$ 28,497
Restricted for:					
Debt Service - Series 2020	$ -	$ -	$ 730,073	$ -	$ 730,073
Debt Service - Series 2022	$ -	$ -	$ 651,626	$ -	$ 651,626
Capital Projects - Series 2022	$ -	$ -	$ -	$ 818	$ 818
Assigned for:					
Capital Reserves	$ -	$ 231,407	$ -	$ -	$ 231,407
Unassigned	$ 523,044	$ -	$ -	$ -	$ 523,044
Total Fund Balances	**$ 551,540**	**$ 231,407**	**$ 1,381,700**	**$ 818**	**$ 2,165,465**
Total Liabilities & Fund Balance	$ 564,961	$ 231,407	$ 1,381,700	$ 818	$ 2,178,885

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 898,933	$ -	$ -	$ -
Assessments - Direct Bill	$ 39,899	$ 19,950	$ 19,950	$ -
Interest	$ 8,378	$ 698	$ 1,800	$ 1,102
Total Revenues	**$ 947,210**	**$ 20,648**	**$ 21,750**	**$ 1,102**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 1,000	$ 1,000	$ -
Employer FICA Expense	$ 918	$ 77	$ 77	$ -
Engineering	$ 15,000	$ 1,250	$ -	$ 1,250
Attorney	$ 30,000	$ 2,500	$ -	$ 2,500
Annual Audit	$ 4,250	$ -	$ -	$ -
Assessment Administration	$ 9,193	$ 9,193	$ 9,193	$ -
Arbitrage	$ 900	$ -	$ -	$ -
Dissemination	$ 6,489	$ 541	$ 541	$ -
Trustee Fees	$ 13,335	$ 4,072	$ 4,072	$ -
Management Fees	$ 49,875	$ 4,156	$ 4,156	$ -
Information Technology	$ 2,146	$ 179	$ 179	$ -
Website Maintenance	$ 1,431	$ 119	$ 119	$ -
Postage & Delivery	$ 2,500	$ 208	$ 37	$ 171
Insurance	$ 8,206	$ 8,206	$ 8,020	$ 186
Copies	$ 500	$ 42	$ 0	$ 41
Legal Advertising	$ 5,000	$ 417	$ -	$ 417
Other Current Charges	$ 625	$ 52	$ 58	$ (6)
Office Supplies	$ 250	$ 21	$ 1	$ 20
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 162,793**	**$ 32,207**	**$ 27,628**	**$ 4,579**
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 14,194	$ 14,194	$ 13,324	$ 870
Field Management	$ 21,630	$ 1,803	$ 1,803	$ -
Landscape Maintenance	$ 164,784	$ 13,732	$ 13,332	$ 400
Landscape Replacement	$ 30,000	$ 2,500	$ -	$ 2,500
Lake Maintenance	$ 22,500	$ 1,875	$ 955	$ 920
Midge Maintenance	$ 6,120	$ 510	$ -	$ 510
Fountain Maintenance	$ 1,000	$ 83	$ -	$ 83
Streetlights	$ 165,000	$ 13,750	$ -	$ 13,750
Electric	$ 6,000	$ 500	$ -	$ 500
Water & Sewer	$ 150	$ 13	$ -	$ 13
Sidewalk & Asphalt Maintenance	$ 2,500	$ 208	$ -	$ 208
Irrigation Repairs	$ 7,500	$ 625	$ 88	$ 537
General Repairs & Maintenance	$ 20,000	$ 1,667	$ -	$ 1,667
Hog Trap	$ 6,280	$ 523	$ 1,650	$ (1,127)
Contingency	$ 7,500	$ 625	$ -	$ 625
Subtotal Field Expenditures	**$ 475,158**	**$ 52,608**	**$ 31,151**	**$ 21,457**

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Amenity Expenditures				
Amenity - Electric	$ 15,000	$ 1,250	$ -	$ 1,250
Amenity - Water	$ 6,000	$ 500	$ -	$ 500
Playground Lease	$ 65,266	$ 5,439	$ 5,439	$ -
Pool Furniture Repair/Replacement	$ 8,000	$ 667	$ -	$ 667
Internet	$ 1,900	$ 158	$ 151	$ 8
Pest Control	$ 2,360	$ 197	$ 40	$ 157
Janitorial Services	$ 30,390	$ 2,533	$ 1,330	$ 1,203
Security Services	$ 25,000	$ 2,083	$ -	$ 2,083
Pool Maintenance	$ 34,920	$ 2,910	$ 2,830	$ 80
Amenity Access Management	$ 16,223	$ 1,352	$ 1,352	$ -
Amenity Repairs & Maintenance	$ 12,500	$ 1,042	$ -	$ 1,042
Holiday Decorations	$ 17,700	$ 1,475	$ -	$ 1,475
Contingency	$ 13,275	$ 1,106	$ -	$ 1,106
Subtotal Amenity Expenditures	**$ 248,534**	**$ 20,711**	**$ 11,141**	**$ 9,570**
Total Operations & Maintenance	**$ 723,692**	**$ 73,319**	**$ 42,292**	**$ 31,026**
Total Expenditures	**$ 886,485**	**$ 105,526**	**$ 69,921**	**$ 35,605**
Other Financing Uses				
Transfer Out - Capital Reserves	$ 60,725	$ -	$ -	$ -
Total Other Financing Uses	**$ 60,725**	**$ -**	**$ -**	**$ -**
Total Expenditures & Other Financing Uses	**$ 947,210**	**$ 105,526**	**$ 69,921**	**$ 35,605**
Net Change in Fund Balance	**$ -**		**$ (48,171)**	
Fund Balance - Beginning	$ -		$ 599,711	
Fund Balance - Ending	$ -		$ 551,540	

North Powerline Road

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues				
Interest	$ 3,785	$ 315	$ 678	$ 363
Total Revenues	**$ 3,785**	**$ 315**	**$ 678**	**$ 363**
Expenditures:				
Contingency	$ 1,000	$ 83	$ -	$ 83
Total Expenditures	**$ 1,000**	**$ 83**	**$ -**	**$ 83**
Excess (Deficiency) of Revenues over Expenditures	**$ 2,785**		**$ 678**	
Other Financing Sources				
Transfer In - General Fund	$ 60,725	$ -	$ -	$ -
Total Other Financing Sources	**$ 60,725**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 63,510**		**$ 678**	
Fund Balance - Beginning	$ 323,058		$ 230,728	
Fund Balance - Ending	$ 386,568		$ 231,407	

North Powerline Road

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 712,525	$ -	$ -	$ -
Interest	$ 12,877	$ 1,073	$ 2,013	$ 940
Total Revenues	**$ 725,402**	**$ 1,073**	**$ 2,013**	**$ 940**
Expenditures:				
Interest - 11/1	$ 214,550	$ -	$ -	$ -
Principal - 5/1	$ 285,000	$ -	$ -	$ -
Interest - 5/1	$ 214,550	$ -	$ -	$ -
Total Expenditures	**$ 714,100**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 11,302		$ 2,013	
Fund Balance - Beginning	$ 364,863		$ 728,061	
Fund Balance - Ending	$ 376,165		$ 730,073	

North Powerline Road

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 533,100	$ -	$ -	$ -
Interest	$ 12,817	$ 1,068	$ 1,781	$ 713
Total Revenues	**$ 545,917**	**$ 1,068**	**$ 1,781**	**$ 713**
Expenditures:				
Interest - 11/1	$ 201,078	$ -	$ -	$ -
Principal - 5/1	$ 130,000	$ -	$ -	$ -
Interest - 5/1	$ 201,078	$ -	$ -	$ -
Total Expenditures	**$ 532,156**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 13,761		$ 1,781	
Fund Balance - Beginning	$ 382,678		$ 649,846	
Fund Balance - Ending	$ 396,439		$ 651,626	

North Powerline Road

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues				
Interest	$ -	$ -	$ 2	$ 2
Total Revenues	**$ -**	**$ -**	**$ 2**	**$ 2**
Expenditures:				
Capital Outlay - Phase 4	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ 2**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**		**$ 2**	
Fund Balance - Beginning	$ -		$ 816	
Fund Balance - Ending	$ -		$ 818	

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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessments - Direct Bill	$ 19,950	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,950
Interest	$ 1,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,800
Total Revenues	**$ 21,750**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 21,750**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000
Employer FICA Expense	$ 77	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 77
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 9,193	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,193
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 541	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 541
Trustee Fees	$ 4,072	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,072
Management Fees	$ 4,156	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,156
Information Technology	$ 179	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 179
Website Maintenance	$ 119	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 119
Postage & Delivery	$ 37	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 37
Insurance	$ 8,020	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,020
Copies	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ 58	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 58
Office Supplies	$ 1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 27,628**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 27,628**
Operations & Maintenance													
Field Expenditures													
Property Insurance	$ 13,324	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,324
Field Management	$ 1,803	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,803
Landscape Maintenance	$ 13,332	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,332
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lake Maintenance	$ 955	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 955
Midge Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fountain Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Streetlights	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water & Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 88	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 88
General Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Hog Trap	$ 1,650	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,650
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Field Expenditures	**$ 31,151**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 31,151**

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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity - Water	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Playground Lease	$ 5,439	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,439
Pool Furniture Repair/Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Internet	$ 151	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 151
Pest Control	$ 40	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40
Janitorial Services	$ 1,330	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,330
Security Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pool Maintenance	$ 2,830	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,830
Amenity Access Management	$ 1,352	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,352
Amenity Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Holiday Decorations	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Amenity Expenditures	**$ 11,141**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 11,141**
Total Operations & Maintenance	**$ 42,292**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 42,292**
Total Expenditures	**$ 69,921**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 69,921**
Other Financing Uses													
Transfer Out	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Financing Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Expenditures & Other Financing Uses	**$ 69,921**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 69,921**
Net Change in Fund Balance	**$ (48,171)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (48,171)**

North Powerline Road

Community Development District

Long Term Debt Report

Series 2020, Special Assessment Revenue Bonds		
Interest Rate:	3.125%, 3.625%, 4.000%	
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		
Interest Rate:	4.750%, 5.250%, 5.625%	
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

COMMUNITY DEVELOPMENT DISTRICT

Assessment Receipt Schedule

Fiscal Year 2027

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
---	---	---	---	---	---	---	$0.00	$0.00	$0.00	$0.00	$0.00
	TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

0%	Net Percent Collected
$2,144,557.40	Bal. Remaining to Collect

DIRECT BILL ASSESSMENTS

Cassidy Holdings LLC
2027-01 — Net Assessments $ 39,899.09

Date Received	Due Date	Check Number	Net Assessed	Amount Received - GF
9/25/2026	11/1/2026	2964, 2965 & 2966	$19,949.55	$19,949.55
	2/1/2027		$9,974.77	
	5/1/2027		$9,974.77	
			$ 39,899.09	**$ 19,949.55**