

North Boulevard Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407-382-3256

www.northboulevardcdd.com

The following is the proposed agenda for the Board of Supervisors Meeting for the North Boulevard Community Development District, scheduled to be held on **Wednesday, July 12, 2018 at 10:30 a.m. at the Offices of Cassidy Homes, 346 East Central Ave., Winter Haven, FL 33880.** As always, the personal attendance of three (3) Board Members will be required to constitute quorum

If you would like to attend the Board Meeting by phone, you may do so by dialing:

Phone: **1-877-864-6450**
Participant Code: **454943**

PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*
- 1. **Consideration of the Minutes of the June 20, 2018 Board of Supervisors Meeting and the June 27, 2018 Public Meeting**
- 2. **Consideration of letter of Resignation from Supervisor John Mazuchowski**

Business Matters

3. **Public Hearing on the Adoption of the District's Fiscal Year 2018-2019 Budget**
 - Public Comments and Testimony
 - Board Comments
 - **Consideration of Resolution 2018-07, Adopting a Fiscal Year 2018-2019 Budget and Appropriating Funds**
4. **Public Hearing on the Imposition of Special Assessments to Fund the District's Fiscal Year 2018-2019 Budget**
 - Public Comments and Testimony
 - Board Comments
 - A. **Consideration of Resolution 2018-08, Adopting an Assessment Roll for Fiscal Year 2018-2019 and Certifying Special Assessments for Collection**
 - B. **Consideration of Direct Collection Agreement**
5. **Consideration of Matters Relating to Phase 2 Construction Services *(provided under separate cover)***
 - A. **Review and Ranking of Proposals Received in Response to RFP for Phase 2 Construction Services**
 - B. **Consideration of Award of Contract for Construction Services for Phase 2 Construction Services**

- 6. Consideration of Amended and Restated Agreement Between Holly Hill Road East Community Development District, The North Boulevard Community Development District and HHR East, LLC, Regarding The Joint Acquisition Of Certain Work Product, Improvements And Real Property**
(provided under separate cover)
- 7. Consideration of Acquisition of Holly Hill Road East Amenity Center Land**
(provided under separate cover)
- 8. Consideration of Funding Request No. P2-10**
- 9. Consideration of Payment Authorizations Number 39 – 41**
- 10. Review of Monthly Financials**

Other Business

Staff Reports

District Counsel

District Engineer

District Manager

Supervisor Requests and Audience Comments

Adjournment

**North Boulevard
Community Development District**

Minutes

MINUTES OF MEETING

NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Wednesday June 20, 2018 at 11:04 a.m.

Offices of Cassidy Homes

346 East Central Ave.,

Winter Haven, Florida 33880

Board Members present at roll call:

Rennie Heath	Board Member
John Mazuchowski	Board Member
Lauren Schwenk	Board Member
Andrew Rhinhart	Board Member
Scott Shapiro	Board Member

Also, Present:

Jane Gaarlandt	Fishkind & Associates, Inc.
Sarah Sandy	Hopping Green & Sams, P.A.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order at approximately 10:36 a.m. Those in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Gaarlandt noticed for the record that there are no members of the public present.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the May 16, 2018 Board of Supervisors Meeting

The Board reviewed the minutes of the May 16, 2018 Board of Supervisors Meeting.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Board approved the minutes of the May 16, 2018 Board of Supervisors Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Series 2017 Project Completion

- a) Presentation of Certificate of Completion of Series 2017 Project**
- b) Consideration of Resolution 2018-06, Declaring the Series 2017 Project Complete**

Ms. Gaarlandt presented the Certificate of Completion of Series 2017 Project. She noted that this is under separate cover behind Tab 2 of the agenda package. Ms. Sandy explained that approval of this resolution would accept the Engineer's Certificate that the 2017 Project is complete, it would hold back certain amount in the project fund for any remaining costs and put \$560,000.00 towards bond redemption. She noted that the assessments will be finalized after that and leveled across the board. Ms. Sandy indicated that there is a slight revision to the Bond Debt Services schedule. Mr. Shapiro stated that this needs to be sent to the Trustee today because the District put all bills on hold until they could establish the balance. Mr. Shapiro asked that the copy of the resolution be sent to Tami and James Audette at US Bank, himself, and Ms. Glasgow. Mr. Shapiro recommended that someone scan it and then email it to Ms. Glasgow and she can forward it. Ms. Sandy requested a motion to approve Resolution 2018-06.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Board approved Resolution 2018-06, Declaring the Series 2017 Project Complete.

FIFTH ORDER OF BUSINESS

Consideration of Acquisition of Common Areas (Phase 1)

- a) Special Warranty Deed for Common Areas (Phase 1)**
- b) Bill of Sale for Common Areas (Phase 1)**
- c) Assignment of Easements for Common Areas (Phase 1)**
- d) Partial Release of Mortgage (Lennar Homes, LLC)**
- e) Partial Release of Mortgage (Bank of Central Florida)**

Ms. Sandy explained that there are a series of documents that the District would accept in order to have the common area conveyed including improvements and the land itself. Ms. Sandy also added a termination release of the construction easement. Ms. Sandy

requested a motion to approve and accept the acquisition of the Phase 1 common area, including approval of the associated documents.

On MOTION by Mr. Shapiro, seconded by Mr. Heath, with all in favor, the Board approved and accepted the acquisition of the Phase 1 common area.

SIXTH ORDER OF BUSINESS

**Consideration of items related to
Amenity Center Construction**

Ms. Sandy explained that this is the first amendment to the Engineer's Report, updating the costs to construct the Amenity Center, which has increased.

On MOTION Mr. Shapiro, seconded by Mr. Heath, with all in favor, the Board approved the first amendment to the Engineer's Report.

SEVENTH ORDER OF BUSINESS

**Consideration of O&M
Methodology/revised Proposed
Budget for Fiscal Year 2018-2019**

Ms. Sandy explained that this chart shows in more detail the methodology used in order to differentiate the O&M assessments on the platted vs. the unplatted lots. Specifically, it assigns a lower RU to the unplatted property, unlike the debt methodology. She noted that District staff anticipates the actual budget total to be lower based on the landscape bid that has been received and the ultimate assessments should be lower.

On MOTION Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved the updated O&M Methodology/revised Proposed Budget for Fiscal Year 2018-2019.

EIGHTH ORDER OF BUSINESS

**Consideration of Agreement
between the District and
Floralawn for Landscape
Maintenance Services**

Ms. Sandy explained that the bid received had a total of \$24,480.00 per year which is \$2,040.00 per month for 42 visits. It is a term for one year with two additional one-year terms. Ms. Sandy noted that each year it would automatically renew unless terminated for a period of three years total.

On MOTION Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved the Agreement between the District and Floralawn for Landscape Maintenance Services.

NINTH ORDER OF BUSINESS

Ratification of Cypress Sign Proposal

Ms. Gaarlandt presented the Cypress Sign proposal to the Board.

On MOTION Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Board ratified the Cypress Sign Proposal.

TENTH ORDER OF BUSINESS

Consideration of Funding Request No. P2-8 - 9

Ms. Gaarlandt requested a motion to approve Funding Request Nos. P2-8 – 9.

On MOTION by Ms. Schwenk, seconded by Mr. Shapiro, with all in favor, the Board approved Funding Request No. P2-8 – 9.

ELEVENTH ORDER OF BUSINESS

Consideration of Payment Authorizations Number 36- 38

The Board reviewed Payment Authorizations Number 36 – 38.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Board approved Payment Authorizations Number 36 – 38.

TWELFTH ORDER OF BUSINESS

Review of Monthly Financials

Ms. Gaarlandt stated that District staff sent out an updated agenda package that had the financials included. There was no action required by the Board.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No Report

District Engineer – No Report

District Manager – No Report

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no Supervisor requests or audience comments.

FIFTEENTH ORDER OF BUSINESS

Adjournment

There were no other questions or comments. Ms. Gaarlandt asked for a motion to adjourn the meeting.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart with all in favor, the Board adjourned the June 20, 2018 meeting of the Board of Supervisors for North Boulevard.

Secretary / Assistant Secretary

Chairman / Vice Chairman

MINUTES OF MEETING

NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT PUBLIC MEETING - BID OPENING

Wednesday June 27, 2018 at 10:30 a.m.

Offices of Dennis Wood Engineering, LLC

1925 Bartow Road,

Lakeland, Florida 33801

Present:

Jane Gaarlandt	Fishkind & Associates, Inc.
Dennis Wood	Dennis Wood Engineering
Luis Luna	JEL
Rick Allen	Tucker Paving
Tony Romano	RIPA
Jeff Taylor	QGS
Nick Bridges	Kearney Companies

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order at approximately 10:30 a.m. Those in attendance are outlined above.

SECOND ORDER OF BUSINESS

Bid Opening

Ms. Gaarlandt noticed for the record this is a public meeting for the opening of the bids for North Boulevard CDD Construction Services for Phases 2.

Mr. Wood, the District Engineer, opened the bids. The bids received were as follows:

1. JEL in the amount of \$2,199,796.28 with 224 days.
2. Tucker Paving in the amount of \$2,217,740.83 with 180 days.
3. RIPA in the amount of \$2,217,540.00 with 173 days.
4. QGS in the amount of \$1,973,054.69 with 180 days.
5. Kearney in the amount of \$1,956,195.60 with 145 days.

Mr. Wood noted that JEL did not include a disc but sent the bid via email which will be forwarded. Mr. Wood stated that he will review the bids to make sure they are all consistent with each other. Ms. Gaarlandt noted that the next meeting is July 18, 2018. Mr. Wood will complete a bid summary and the decision will be made at the next Board meeting. One of the bidders asked when the firms will know who has been awarded the work. Ms. Gaarlandt

responded that the bids will be considered at the July 18, 2018 meeting and the response notices will go out within the next day or two.

THIRD ORDER OF BUSINESS

Adjournment

There were no other questions or comments. Ms. Gaarlandt adjourned the meeting.

Secretary / Assistant Secretary

Chairman / Vice Chairman

**North Boulevard
Community Development District**

Resignation Letter from Supervisor John Mazuchowski

John T. Mazuchowski
346 E Central Ave
Winter Haven, FL 33880

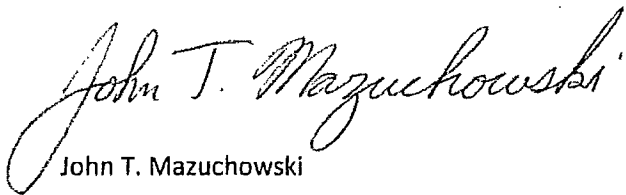
7/10/18

North Boulevard Community Development District
C/O Fishkind & Associates, Inc.
12501 Corporate Blvd
Orlando, FL 32817

To Whom it May Concern:

I John T. Mazuchowski hereby Tender my resignation from the North Boulevard Community Development board for supervisors, effective immediately.

Sincerely,



John T. Mazuchowski

**North Boulevard
Community Development District**

Resolution 2018-07

RESOLUTION 2018-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) of the North Boulevard Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018, and ending September 30, 2019 (“**Fiscal Year 2018/2019**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the North Boulevard Community Development District for the Fiscal Year Ending September 30, 2019.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2018/2019, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND(S)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2018/2019 or within 60 days following the end of the Fiscal Year 2018/2019 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18th DAY OF JULY, 2018.

ATTEST:

**NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

North Boulevard CDD
FY 2019 Proposed O&M Budget

	YTD Actual Through 06/30/2018	Anticipated 07/2018 - 09/2018	Anticipated FY 2018 Totals	FY 2018 Adopted Budget	FY 2019 Proposed Budget
<u>Revenues</u>					
Developer Contributions	\$ 75,000.00	\$ 30,962.67	\$ 105,962.67	\$ 180,000.00	\$ 44,968.00
On-Roll Assessments	-	-	-	-	151,632.00
Net Revenues	\$ 75,000.00	\$ 30,962.67	\$ 105,962.67	\$ 180,000.00	\$ 196,600.00
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 6,800.00	\$ 2,266.67	\$ 9,066.67	\$ 6,000.00	\$ 6,000.00
Public Officials' Liability Insurance	2,475.00	-	2,475.00	-	2,800.00
Trustee Services	-	6,000.00	6,000.00	6,000.00	6,000.00
Management	15,000.03	4,999.97	20,000.00	20,000.00	20,000.00
Engineering	1,062.50	354.17	1,416.67	15,000.00	15,000.00
Dissemination Agent	5,000.00	-	5,000.00	5,000.00	5,000.00
District Counsel	17,583.92	5,861.31	23,445.23	25,000.00	25,000.00
Audit	5,750.00	-	5,750.00	6,000.00	6,000.00
Travel and Per Diem	-	125.00	125.00	500.00	500.00
Telephone	86.14	28.71	114.85	200.00	200.00
Postage & Shipping	196.21	65.40	261.61	300.00	300.00
Copies	256.80	85.60	342.40	500.00	500.00
Legal Advertising	1,979.74	659.91	2,639.65	8,000.00	8,000.00
Bank Fees	-	-	-	250.00	250.00
Miscellaneous	4,031.69	1,343.90	5,375.59	1,100.00	12,500.00
Web Site Maintenance	1,125.00	375.00	1,500.00	2,900.00	2,900.00
Dues, Licenses, and Fees	175.00	-	175.00	250.00	250.00
Aquatic Contract	-	3,000.00	3,000.00	12,000.00	-
Total General & Administrative Expenses	\$ 61,522.03	\$ 25,165.64	\$ 86,687.67	\$ 109,000.00	\$ 111,200.00
<u>Field Expenses</u>					
General Liability Insurance	\$ 3,025.00	\$ -	\$ 3,025.00	\$ 6,000.00	\$ 3,400.00
Irrigation	-	-	-	-	1,000.00
Landscaping Maintenance & Material	-	16,250.00	16,250.00	65,000.00	30,000.00
Landscape Improvements - Mulch & Flowers	-	-	-	-	4,000.00
Fertilization	-	-	-	-	2,500.00
Contingency	-	-	-	-	9,132.00
Streetlights	-	-	-	-	10,368.00
Total Field Expenses	\$ 3,025.00	\$ 16,250.00	\$ 19,275.00	\$ 71,000.00	\$ 60,400.00
<u>Cabana & Pool Expenses</u>					
Inter-Governmental Expense (Holly Hill Road East CDD)	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00
Total Cabana & Pool Expenses	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00
Total Expenses	\$ 64,547.03	\$ 41,415.64	\$ 105,962.67	\$ 180,000.00	\$ 196,600.00
Net Income (Loss)	\$ 10,452.97	\$ (10,452.97)	\$ -	\$ -	\$ -

**North Boulevard
Community Development District**

**Public Hearing on the Imposition of Special
Assessments to Fund the District's Fiscal Year 2018-
2019 Budget**

**North Boulevard
Community Development District**

Resolution 2018-08

RESOLUTION 2018-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North Boulevard Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2018, and ending September 30, 2019 (“**Fiscal Year 2018/2019**”), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2018/2019; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.

B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on December 1, 2018; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2018, 25% due no later than February 1, 2019 and 25% due no later than May 1, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 18th day of July, 2018.

ATTEST:

**NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

North Boulevard CDD
FY 2019 Proposed O&M Budget

	YTD Actual Through 06/30/2018	Anticipated 07/2018 - 09/2018	Anticipated FY 2018 Totals	FY 2018 Adopted Budget	FY 2019 Proposed Budget
Revenues					
Developer Contributions	\$ 75,000.00	\$ 30,962.67	\$ 105,962.67	\$ 180,000.00	\$ 44,968.00
On-Roll Assessments	-	-	-	-	151,632.00
Net Revenues	\$ 75,000.00	\$ 30,962.67	\$ 105,962.67	\$ 180,000.00	\$ 196,600.00
General & Administrative Expenses					
Supervisor Fees	\$ 6,800.00	\$ 2,266.67	\$ 9,066.67	\$ 6,000.00	\$ 6,000.00
Public Officials' Liability Insurance	2,475.00	-	2,475.00	-	2,800.00
Trustee Services	-	6,000.00	6,000.00	6,000.00	6,000.00
Management	15,000.03	4,999.97	20,000.00	20,000.00	20,000.00
Engineering	1,062.50	354.17	1,416.67	15,000.00	15,000.00
Dissemination Agent	5,000.00	-	5,000.00	5,000.00	5,000.00
District Counsel	17,583.92	5,861.31	23,445.23	25,000.00	25,000.00
Audit	5,750.00	-	5,750.00	6,000.00	6,000.00
Travel and Per Diem	-	125.00	125.00	500.00	500.00
Telephone	86.14	28.71	114.85	200.00	200.00
Postage & Shipping	196.21	65.40	261.61	300.00	300.00
Copies	256.80	85.60	342.40	500.00	500.00
Legal Advertising	1,979.74	659.91	2,639.65	8,000.00	8,000.00
Bank Fees	-	-	-	250.00	250.00
Miscellaneous	4,031.69	1,343.90	5,375.59	1,100.00	12,500.00
Web Site Maintenance	1,125.00	375.00	1,500.00	2,900.00	2,900.00
Dues, Licenses, and Fees	175.00	-	175.00	250.00	250.00
Aquatic Contract	-	3,000.00	3,000.00	12,000.00	-
Total General & Administrative Expenses	\$ 61,522.03	\$ 25,165.64	\$ 86,687.67	\$ 109,000.00	\$ 111,200.00
Field Expenses					
General Liability Insurance	\$ 3,025.00	\$ -	\$ 3,025.00	\$ 6,000.00	\$ 3,400.00
Irrigation	-	-	-	-	1,000.00
Landscaping Maintenance & Material	-	16,250.00	16,250.00	65,000.00	30,000.00
Landscape Improvements - Mulch & Flowers	-	-	-	-	4,000.00
Fertilization	-	-	-	-	2,500.00
Contingency	-	-	-	-	9,132.00
Streetlights	-	-	-	-	10,368.00
Total Field Expenses	\$ 3,025.00	\$ 16,250.00	\$ 19,275.00	\$ 71,000.00	\$ 60,400.00
Cabana & Pool Expenses					
Inter-Governmental Expense (Holly Hill Road East CDD)	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00
Total Cabana & Pool Expenses	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00
Total Expenses	\$ 64,547.03	\$ 41,415.64	\$ 105,962.67	\$ 180,000.00	\$ 196,600.00
Net Income (Loss)	\$ 10,452.97	\$ (10,452.97)	\$ -	\$ -	\$ -

North Boulevard CDD
Proposed FY 2018-2019 O&M Assessments

Development Phase	Lot Count	ERU (Platted at 1.0		Total ERUs	Net O&M		Gross CDD		Total Gross CDD
		ERU, Unplatted at 0.35 ERU) per Lot	ERUs		Assmt. per Phase	Assmt. per Lot	Assmt. Per Lot*	Bond Debt Assessment*	
Phase 1 (platted)	137	1.00	137	\$96,056	\$701.14	\$753.92	\$1,302.00	\$2,055.92	
Phase 1 (platted)	79	1.00	79	\$55,390	\$701.14	\$753.92	\$1,146.00	\$1,899.92	
Phase 2 (unplatted land/lots)	184	0.35	64.4	\$45,153	\$245.40	\$263.87			
Totals	400		280	\$196,600					

*Gross assessments include a 7.0% gross-up to account for the fees and costs of collecting assessments on the county tax roll.

**North Boulevard
Community Development District**

Direct Collection Agreement

AGREEMENT BY AND BETWEEN THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT AND CASSIDY HOLDINGS GROUP, INC., REGARDING THE DIRECT COLLECTION OF SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018-2019

This Agreement is made and entered into as of this ____ day of _____, 2018, by and between:

North Boulevard Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Groveland, Lake County, Florida (hereinafter "**District**"), and

Cassidy Holdings Group, Inc., a Florida limited liability company and the owner of a portion of the property located within the boundaries of the District (hereinafter "**Property Owner**"). For purposes of this agreement, Property Owner's property is more particularly described in Exhibit "A" attached hereto (the "**Property**").

Recitals

WHEREAS, the District was established by an ordinance adopted by the City of Haines City, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, pursuant to section 197.3632, *Florida Statutes*, the District intends to utilize the uniform method of levying, collecting and enforcing the special assessments against the Property once platted and collect such special assessments on the Polk County tax roll for platted lots; and

WHEREAS, the District and Property Owner desire to arrange for the direct collection of the district's special assessments prior to platting of the Property; and

WHEREAS, Property Owner desires to provide for the direct payment of special assessments.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Assessment Payment.** Property Owner agrees to pay the special assessments necessary to fund the District's operation and maintenance costs for fiscal year 2018-2019 and its previously levied debt service assessments attributable to the Property, regardless of whether Property Owner owns the Property at the time of such payment. Nothing herein shall prohibit Property Owner from prorating or otherwise collecting these special assessments from subsequent purchasers of the Property. The District shall send a bill to Property Owner on or about September 15, 2018, indicating the exact amount of the special assessment payment for operation and maintenance for fiscal year 2018-2019 and its previously levied debt service. If Property Owner does not pay such invoice in full prior to December 1, 2018, then to the extent permitted by law, Property Owner may pay the assessments in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2018, 25% due no later than February 1, 2019 and 25% due no later than May 1, 2019. The District's decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

2. **Enforcement.** This Agreement shall serve as an alternative method for collection of the special assessments. This Agreement shall not affect the District's ability to collect and enforce its special assessments by

any other method authorized by Florida law. Property Owner acknowledges that the failure to pay the special assessments may result in the initiation of a foreclosure action, or, at the District's sole discretion, delinquent assessments may be certified for collection on a future Polk County tax bill. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018-2019, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate legal proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

3. **Notice.** All notices, payments and other communications hereunder (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

If to Property Owner: Cassidy Holdings Group, Inc.
346 East Central Avenue
Winter Haven, Florida 33880
Attn: _____

If to the District: North Boulevard Community Development District
12051 Corporate Blvd.
Orlando, Florida 32817
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: Roy Van Wyk

4. **Amendment.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. **Assignment.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Property Owner.

8. **Attorneys' Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

10. **Applicable Law.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **Negotiation at Arm's Length.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

12. **Effective Date.** The Agreement shall take effect as of October 1, 2018.

In witness whereof, the parties execute this agreement the day and year first written above.

Attest:

**NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

CASSIDY HOLDINGS GROUP, INC.,
a Florida limited liability company

Witness

By: _____
Name: _____
Title: _____

Exhibit A Description of the Property

**North Boulevard
Community Development District**

Matters Relating to Phase 2 Construction Services

(provided under separate cover)

**North Boulevard
Community Development District**

**Proposals Received in Response to RFP for Phase 2
Construction Services**

(provided under separate cover)

**North Boulevard
Community Development District**

**Award of Contract for Construction Services for Phase
2 Construction Services**

(provided under separate cover)

**North Boulevard
Community Development District**

**Amended and Restated Agreement Between Holly Hill
Road East CDD, The North Boulevard CDD and HHR
East, LLC, Regarding The Joint Acquisition Of Certain
Work Product, Improvements And Real Property**

(provided under separate cover)

**North Boulevard
Community Development District**

**Acquisition of Holly Hill Road East Amenity Center
Land**

(provided under separate cover)

**North Boulevard
Community Development District**

Funding Request No. P2-10

**NORTH BOULEVARD
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. P2-10

6/29/2018

Item No.	Vendor	Invoice Number	General Fund
1	Hopping Green & Sams Phase 2 Construction Through 05/31/2018	101044	\$ 1,176.00
TOTAL			\$ 1,176.00

Please Return To:
North Boulevard CDD
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

RECEIVED JUN 28 2018

===== STATEMENT =====

June 25, 2018

North Boulevard Community Development District
c/o Fishkind & Associates
Joe MacLaren, District Manager
12051 Corporate Boulevard
Orlando, FL 32817

Bill Number 101044
Billed through 05/31/2018

Phase 2 Construction

NBCDD 00105 RVW

FOR PROFESSIONAL SERVICES RENDERED

05/01/18	SRS	Prepare project manual regarding phase 2 construction.	1.20 hrs
05/02/18	SRS	Prepare project manual regarding phase 2 construction.	2.10 hrs
05/08/18	SRS	Prepare project manual; confer with Rowan and Gaarlandt regarding same.	1.20 hrs
05/21/18	SRS	Confer with Gaarlandt regarding notice of request for proposals.	0.10 hrs
05/24/18	SRS	Confer with Rowan and Gaarlandt regarding phase 2 request for proposals project manual and ad.	0.20 hrs
Total fees for this matter			\$1,176.00

MATTER SUMMARY

Sandy, Sarah R.	4.80 hrs	245 /hr	\$1,176.00
TOTAL FEES			\$1,176.00
TOTAL CHARGES FOR THIS MATTER			\$1,176.00

BILLING SUMMARY

Sandy, Sarah R.	4.80 hrs	245 /hr	\$1,176.00
TOTAL FEES			\$1,176.00
TOTAL CHARGES FOR THIS BILL			\$1,176.00

Please include the bill number on your check.

**North Boulevard
Community Development District**

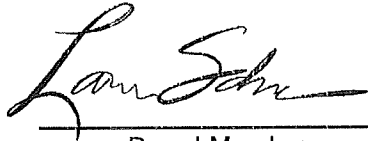
Payment Authorization No. 39 – 41

**NORTH BOULEVARD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 039

6/8/2018

Item No.	Vendor	Invoice Number	General Fund
1	Business Observer Legal Advertising 06/08/2018	18-00992K	\$ 48.13
TOTAL			\$ 48.13



Board Member

Please Return To:
North Boulevard CDD
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817

RECEIVED JUN 09 2018

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236

941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 18-00992K

Date 06/08/2018

RECEIVED JUN 08 2018

Attn:
Fishkind & Associates, Inc.
12051 CORPORATE BLVD.
ORLANDO FL 32817

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 18-00992K Notice of Board of Supervisors' Meeting RE: North Boulevard Community Development District Published: 6/8/2018	\$48.13
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Important Message

Paid	()
Total	\$48.13

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
941-906-9386 x322

INVOICE

Legal Advertising

North Boulevard Community
Development District
Notice of

Board of Supervisors' Meeting

The Board of Supervisors of the North Boulevard Community Development District ("Board") will hold a meeting on Wednesday, June 20, 2018 at 10:30 a.m. EST at the Offices of Cassidy Homes, 346 East Central Ave., Winter Haven, Florida 33980. The meeting is open to the public and will be conducted in accordance with provision of Florida Law related to Special Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda may be obtained at the offices of the District Manager, 12051 Corporate Blvd., Orlando, Florida 32817, during normal business hours.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

June 8, 2018

18-00992K

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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**NORTH BOULEVARD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 040

6/22/2018

Item No.	Vendor	Invoice Number	General Fund
1	Fishkind & Associates DM Fee & Reimbursables: June 2018	22860	\$ 1,918.29
TOTAL			\$ 1,918.29

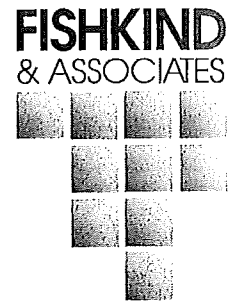


Board Member

Please Return To:
North Boulevard CDD
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817

RECEIVED JUN 22 2018

Fishkind & Associates, Inc.
 12051 Corporate Blvd.
 Orlando, FL 32817



North Boulevard CDD
 c/o Fishkind & Associates, Inc.
 12051 Corporate Blvd
 Orlando, FL 32817

RECEIVED JUN 18 2018

Invoice

Invoice #:	22860
6/14/2018	

File: NorthBlvdCDD

North Boulevard CDD

Services:	Amount
District Management Fee: June 2018	1,666.67
Website Fee	125.00
Copies	76.65
Postage	2.82
Conference Call	13.75
UPS	33.40

**Please include the invoice
 number on your remittance
 and submit to:**

**Fishkind & Associates, Inc.
 12051 Corporate Blvd.
 Orlando, FL 32817
 Ph: 407-382-3256
 Fax: 407-382-3254
 www.fishkind.com**

Balance Due

\$1,918.29

Copy Count

Account: North Blvd

Amount of Copies: 511

Total \$: 76.65

Month: May

Account Summary Report

Date Range: April 1, 2018 to April 30th, 2018 *May 2018*
 Meter Group: All Meters
 Meter 1W00 - 1376538 OLD at ORLANDO, FL
 Meter 4W00 - 0347354 at ORLANDO, FL

Meter Details

Location	Meter Name	Serial Number	PbP Account Number
ORLANDO, FL	4W00 - 0347354	0347354	24978470
ORLANDO, FL	1W00 - 1376538 OLD	1376538	24978470

Account Summary

Account	Sub Account	Pieces	Total Charged
North Boulevard CDD		6	\$2,820
Grand Total			\$2,820

invoice

PAGE 6

INVOICE NUMBER 25777813
 INVOICE DATE 04/30/2018
 ACCOUNT NO. 7945016
 DUE DATE 05/30/2018
 TAX ID
 AMOUNT DUE USD\$1,389.73

MODERATOR 4516136 - Jane Gaerlandt (continued) LOCATION Orlando, FL

BILLING REF# 1
 BILLING REF# 4
 BILLING REF# 2
 BILLING REF# 3

CONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
1977510	RIVERBEND	04/10/2018	14073732698	5:55PM - 6:18PM	GLOBALMEET@ AUDIO	TOLL FREE	1	23	0.09/MIN	2.07	0.50	2.57
1977510	DUNELPOET	04/12/2018	18633243698	8:59AM - 9:45AM	GLOBALMEET@ AUDIO	TOLL FREE	1	46	0.09/MIN	4.14	1.00	5.14
1977510	TOWNE	04/12/2018	18636620018	9:30AM - 9:45AM	GLOBALMEET@ AUDIO	TOLL FREE	1	15	0.09/MIN	1.35	0.33	1.68
1977510		04/12/2018	18636197103	10:57AM - 11:00AM	GLOBALMEET@ AUDIO	TOLL FREE	1	3	0.09/MIN	0.27	0.06	0.33
1977510		04/12/2018	18636197103	10:58AM - 11:39AM	GLOBALMEET@ AUDIO	TOLL FREE	1	41	0.09/MIN	3.69	0.89	4.58
1977510		04/12/2018	18132503535	10:58AM - 11:24AM	GLOBALMEET@ AUDIO	TOLL FREE	1	26	0.09/MIN	2.34	0.57	2.91
1977510		04/12/2018	18136248808	11:27AM - 11:39AM	GLOBALMEET@ AUDIO	TOLL FREE	1	12	0.09/MIN	1.08	0.26	1.34
1977510		04/16/2018	14072745193	4:11PM - 4:25PM	GLOBALMEET@ AUDIO	TOLL FREE	1	14	0.09/MIN	1.26	0.30	1.56
1977510		04/16/2018	14073823256	4:14PM - 4:25PM	GLOBALMEET@ AUDIO	TOLL FREE	1	11	0.09/MIN	0.99	0.24	1.23
1977510		04/18/2018	18504252348	10:22AM - 10:58AM	GLOBALMEET@ AUDIO	TOLL FREE	1	36	0.09/MIN	3.24	0.79	4.03
1977510		04/18/2018	18633243698	10:29AM - 10:58AM	GLOBALMEET@ AUDIO	TOLL FREE	1	29	0.09/MIN	2.61	0.65	3.26
1977510		04/18/2018	18636620018	10:29AM - 10:58AM	GLOBALMEET@ AUDIO	TOLL FREE	1	29	0.09/MIN	2.61	0.65	3.26
1977510		04/18/2018	18132544763	10:29AM - 10:58AM	GLOBALMEET@ AUDIO	TOLL FREE	1	29	0.09/MIN	2.61	0.65	3.26
1977510		04/30/2018		7:59PM	iMEET PLUS - MONTHLY		1	1	29.00/EACH	29.00	0.00	29.00

TOTAL PRE-TAX 57.26 TOTAL USF/OTHER 6.83 TOTAL STATE TAX/OTHER 0.00 TOTAL MODERATOR CHARGES USD\$64.09



Invoice No 1805128336
 Invoice Date 05/23/2018
 Account No W203899987/1Y9R28
 Account FISHKIND & ASSOCIATES

Invoice Detail		Billing		List Discount	
		Price		Price	
UPS No: 1Z1Y9R280195663064	Shipper		Freight	33.21	26.57
Pickup Date 05/15/2018	FISHKIND & ASSOCIATES		Residential Surcharge	4.35	4.35
Service Level Next Day Air	12051 CORPORATE BLVD		Fuel Surcharge	3.10	2.48
Weight 1 lb	ORLANDO				
Zone 102	FL 32817				
Payer Shipper	JANE GAARLANDT				
Bill Reference: North Blvd. CDD	WARREN C. DIAZ				
	Receiver				
	MALIN-DIAZ IRRIGATION				
	1854 WATEROAK DRIVE WEST				
	CLEARWATER				
	FL 33764				
	WARREN C. DIAZ				
			Total	40.66	33.40
			Sub Total	40.66	33.40
	North Blvd. CDD	1 count			

**NORTH BOULEVARD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 041

6/29/2018

Item No.	Vendor	Invoice Number	General Fund
1	Business Observer Legal Advertising 06/29/2018 & 07/06/2018	18-01140K	\$ 826.88
2	Hopping Green & Sams General Counsel Through 05/31/2018	101042	\$ 3,616.54

TOTAL \$ 4,443.42


Board Member

Please Return To:
North Boulevard CDD
c/o Fishkind & Associates
12051 Corporate Boulevard
Orlando, FL 32817

RECEIVED JUL 03 2018

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 18-01140K

Date 06/29/2018

RECEIVED JUN 28 2018

Attn:
Fishkind & Associates, Inc.
12051 CORPORATE BLVD.
ORLANDO FL 32817

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 18-01140K

\$826.88

Notice of Public Hearings

RE: North Boulevard Community Development District

Published: 6/29/2018, 7/6/2018

Important Message

Paid

()

Total

\$826.88

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the North Boulevard Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: July 18, 2018
 TIME: 10:30 a.m.
 LOCATION: Offices of Cassidy Homes
 346 East Central Avenue
 Winter Haven, Florida 33880

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2018/2019"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2018/2019; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	BRU Factor	Proposed Annual O&M Assessment (Including collection costs / early payment discounts)
Platted: Single Family	216 (platted lots)	1.0	\$989.12
Unplatted Land: Single Family	184 (anticipated lots)	0.35	\$346.19

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Polk County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.9632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.9632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2018/2019.

For Fiscal Year 2018/2019, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2018. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect as- June 29; July 6, 2018

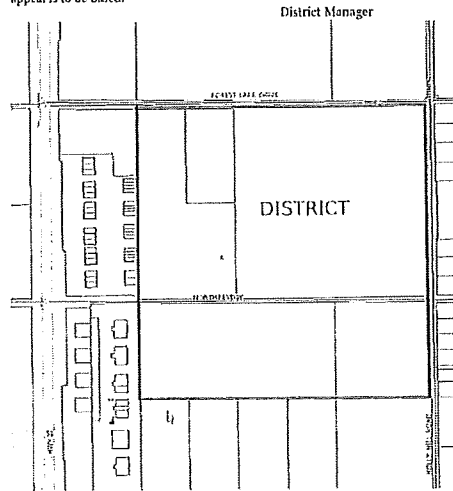
assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Fishkind & Associates, Inc., 12031 Corporate Boulevard, Orlando, Florida 32817, Ph: 407-382-3266 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 711, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.



A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2018/2019; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the North Boulevard Community Development District ("District") prior to June 15, 2018, proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2018/2019"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2018/2019 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the District's Office, 313 Campus Street, Celebration, Florida 32747. The Assessments shall be levied within the District on all benefited lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2018, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.

3. **SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: July 18, 2018
 HOUR: 10:30 a.m.
 LOCATION: Offices of Cassidy Homes
 346 East Central Avenue
 Winter Haven, Florida 33880

4. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Davenport and Polk County at least 60 days prior to the hearing set above.

5. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. **PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

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

PASSED AND ADOPTED THIS 16TH DAY OF MAY, 2018.

ATTEST:

 Secretary

NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT

 Chairman, Board of Supervisors

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

RECEIVED JUN 28 2018

===== STATEMENT =====

June 25, 2018

North Boulevard Community Development District
c/o Fishkind & Associates
Joe MacLaren, District Manager
12051 Corporate Boulevard
Orlando, FL 32817

Bill Number 101042
Billed through 05/31/2018

General Counsel/Monthly Meeting

NBCDD 00001 RVW

FOR PROFESSIONAL SERVICES RENDERED

05/02/18	SRS	Follow-up regarding fiscal year 2018-2019 budget.	0.10 hrs
05/03/18	SRS	Attend development status conference call; prepare landscape maintenance agreement; follow-up regarding same.	1.20 hrs
05/07/18	SRS	Prepare budget approval resolution; confer with Gaarlandt regarding same; review meeting minutes and May draft agenda; prepare resolution to extend supervisor terms.	1.10 hrs
05/07/18	SSW	Confer with Alexander regarding operations and maintenance assessments for fiscal year 2017-2018; confer with Gaarlandt regarding agenda items.	0.50 hrs
05/08/18	SRS	Review draft agenda and meeting minutes.	0.40 hrs
05/09/18	SRS	Prepare documents for board meeting; confer with Gaarlandt regarding draft agenda and meeting minutes.	0.30 hrs
05/10/18	SRS	Review proposed budget and assessments; prepare for board meeting.	1.20 hrs
05/11/18	SRS	Review fiscal year 2016-2017 audit; confer with Glasgow and Gaarlandt regarding budget resolution.	1.80 hrs
05/15/18	SRS	Prepare for and travel to board meeting.	1.80 hrs
05/15/18	SSW	Confer with Lane regarding invoices and request for funding; prepare for board meeting; travel to meeting.	0.60 hrs
05/16/18	SRS	Attend board meeting; conduct return travel.	3.10 hrs
05/17/18	SRS	Conduct follow-up regarding meeting; attend development status conference call.	0.40 hrs
05/24/18	SRS	Attend development status conference call.	0.20 hrs
05/25/18	SSW	Confer with Gaarlandt regarding proposed budget and budget hearing notices.	0.30 hrs
05/29/18	SRS	Confer with Gaarlandt regarding community signage proposal.	0.40 hrs

05/31/18 SRS Attend development status conference call; follow-up regarding same. 0.30 hrs
 Total fees for this matter \$3,356.50

DISBURSEMENTS

Document Reproduction 37.25
 Travel 182.45
 Travel - Meals 31.48
 Conference Calls 8.86
 Total disbursements for this matter \$260.04

MATTER SUMMARY

Sandy, Sarah R.	12.30 hrs	245 /hr	\$3,013.50
Warren, Sarah S.	1.40 hrs	245 /hr	\$343.00
TOTAL FEES			\$3,356.50
TOTAL DISBURSEMENTS			\$260.04
TOTAL CHARGES FOR THIS MATTER			\$3,616.54

BILLING SUMMARY

Sandy, Sarah R.	12.30 hrs	245 /hr	\$3,013.50
Warren, Sarah S.	1.40 hrs	245 /hr	\$343.00
TOTAL FEES			\$3,356.50
TOTAL DISBURSEMENTS			\$260.04
TOTAL CHARGES FOR THIS BILL			\$3,616.54

Please include the bill number on your check.

**North Boulevard
Community Development District**

Monthly Financials

North Boulevard CDD
Statement of Financial Position
As of 6/30/2018

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$9,181.49				\$9,181.49
Accounts Receivable - Due from Developer	1,176.00				1,176.00
Debt Service Reserve A1 Bond		\$157,570.63			157,570.63
Revenue A1 Bond		5,362.24			5,362.24
Interest A1 Bond		576.50			576.50
Redemption Account A1 Bond		560,000.00			560,000.00
Acquisition/Construction A1 Bond			\$771,722.69		771,722.69
Total Current Assets	<u>\$10,357.49</u>	<u>\$723,509.37</u>	<u>\$771,722.69</u>	<u>\$0.00</u>	<u>\$1,505,589.55</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$723,509.37	\$723,509.37
Amount To Be Provided				4,241,490.63	4,241,490.63
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4,965,000.00</u>	<u>\$4,965,000.00</u>
Total Assets	<u><u>\$10,357.49</u></u>	<u><u>\$723,509.37</u></u>	<u><u>\$771,722.69</u></u>	<u><u>\$4,965,000.00</u></u>	<u><u>\$6,470,589.55</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$4,443.42				\$4,443.42
Accounts Payable			\$305,912.89		305,912.89
Retainage Payable			10,948.88		10,948.88
Deferred Revenue			1,176.00		1,176.00
Total Current Liabilities	<u>\$4,443.42</u>	<u>\$0.00</u>	<u>\$318,037.77</u>	<u>\$0.00</u>	<u>\$322,481.19</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$4,965,000.00	\$4,965,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4,965,000.00</u>	<u>\$4,965,000.00</u>
Total Liabilities	<u><u>\$4,443.42</u></u>	<u><u>\$0.00</u></u>	<u><u>\$318,037.77</u></u>	<u><u>\$4,965,000.00</u></u>	<u><u>\$5,287,481.19</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$36,260.00				\$36,260.00
Current Year Net Assets, Unrestricted	(34,799.00)				(34,799.00)
Net Assets - General Government	(5,999.90)				(5,999.90)
Current Year Net Assets - General Government	10,452.97				10,452.97
Current Year Net Assets, Unrestricted		723,509.37			723,509.37
Net Assets, Unrestricted			(\$376,705.53)		(376,705.53)
Current Year Net Assets, Unrestricted			830,390.45		830,390.45
Total Net Assets	<u><u>\$5,914.07</u></u>	<u><u>\$723,509.37</u></u>	<u><u>\$453,684.92</u></u>	<u><u>\$0.00</u></u>	<u><u>\$1,183,108.36</u></u>
Total Liabilities and Net Assets	<u><u>\$10,357.49</u></u>	<u><u>\$723,509.37</u></u>	<u><u>\$771,722.69</u></u>	<u><u>\$4,965,000.00</u></u>	<u><u>\$6,470,589.55</u></u>

North Boulevard CDD
Statement of Activities
As of 6/30/2018

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
<u>Revenues</u>					
Developer Contributions	\$75,000.00				\$75,000.00
Inter-Fund Transfers In	(34,799.00)				(34,799.00)
Other Assessments		\$3,751.50			3,751.50
Inter-Fund Group Transfers In		560,576.50			560,576.50
Debt Proceeds		282,689.54			282,689.54
Developer Contributions			\$54,744.92		54,744.92
Other Income & Other Financing Sources			160,549.84		160,549.84
Inter-Fund Transfers In			(525,777.50)		(525,777.50)
Debt Proceeds			4,566,936.56		4,566,936.56
Total Revenues	\$40,201.00	\$847,017.54	\$4,256,453.82	\$0.00	\$5,143,672.36
<u>Expenses</u>					
Supervisor Fees	\$6,800.00				\$6,800.00
Public Officials' Liability Insurance	2,475.00				2,475.00
Management	15,000.03				15,000.03
Engineering	1,062.50				1,062.50
Dissemination Agent	5,000.00				5,000.00
District Counsel	17,583.92				17,583.92
Audit	5,750.00				5,750.00
Telephone	86.14				86.14
Postage & Shipping	196.21				196.21
Copies	256.80				256.80
Legal Advertising	1,979.74				1,979.74
Miscellaneous	4,031.69				4,031.69
Web Site Maintenance	1,125.00				1,125.00
Dues, Licenses, and Fees	175.00				175.00
General Liability Insurance	3,025.00				3,025.00
Interest Payments - A1 bond		\$125,118.91			125,118.91
Engineering			\$70,242.50		70,242.50
District Counsel			11,462.63		11,462.63
Landscaping Maintenance & Material			174,228.00		174,228.00
Contingency			3,188,860.78		3,188,860.78
Total Expenses	\$64,547.03	\$125,118.91	\$3,444,793.91	\$0.00	\$3,634,459.85
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income		\$1,610.74			\$1,610.74
Interest Income			\$18,730.54		18,730.54
Total Other Revenues (Expenses) & Gains (Losses)	\$0.00	\$1,610.74	\$18,730.54	\$0.00	\$20,341.28
Change In Net Assets	(24,346.03)	\$723,509.37	\$830,390.45	\$0.00	\$1,529,553.79
Net Assets At Beginning Of Year	\$30,260.10	\$0.00	(\$376,705.53)	\$0.00	(\$346,445.43)
Net Assets At End Of Year	\$5,914.07	\$723,509.37	\$453,684.92	\$0.00	\$1,183,108.36

North Boulevard CDD
 Budget to Actual
 For the Month Ending 6/30/2018

	Year To Date			FY 2018 Adopted Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
Developer Contributions	\$ 75,000.00	\$ 135,000.00	\$ (60,000.00)	\$ 180,000.00
Net Revenues	\$ 75,000.00	\$ 135,000.00	\$ (60,000.00)	\$ 180,000.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ 6,800.00	\$ 4,500.00	\$ 2,300.00	\$ 6,000.00
Public Officials' Liability Insurance	2,475.00	-	2,475.00	-
Trustee Services	-	4,500.00	(4,500.00)	6,000.00
Management	15,000.03	15,000.03	-	20,000.00
Engineering	1,062.50	11,250.00	(10,187.50)	15,000.00
Dissemination Agent	5,000.00	3,750.03	1,249.97	5,000.00
District Counsel	17,583.92	18,749.97	(1,166.05)	25,000.00
Audit	5,750.00	4,500.00	1,250.00	6,000.00
Travel and Per Diem	-	375.03	(375.03)	500.00
Telephone	86.14	150.03	(63.89)	200.00
Postage & Shipping	196.21	225.00	(28.79)	300.00
Copies	256.80	375.03	(118.23)	500.00
Legal Advertising	1,979.74	6,000.03	(4,020.29)	8,000.00
Bank Fees	-	187.47	(187.47)	250.00
Miscellaneous	4,031.69	824.85	3,206.84	1,100.00
Web Site Maintenance	1,125.00	2,175.03	(1,050.03)	2,900.00
Dues, Licenses, and Fees	175.00	187.47	(12.47)	250.00
Aquatic Contract	-	9,000.00	(9,000.00)	12,000.00
General Liability Insurance	3,025.00	4,500.00	(1,475.00)	6,000.00
Landscaping Maintenance & Material	-	48,750.03	(48,750.03)	65,000.00
Total General & Administrative Expenses	\$ 64,547.03	\$ 135,000.00	\$ (70,452.97)	\$ 180,000.00
Total Expenses	\$ 64,547.03	\$ 135,000.00	\$ (70,452.97)	\$ 180,000.00
Net Income (Loss)	\$ 10,452.97	\$ -	\$ 10,452.97	\$ -