

*North Boulevard
Community Development District*

Agenda

May 5, 2021

AGENDA

North Boulevard

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

April 28, 2021

**Board of Supervisors
North Boulevard
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **North Boulevard Community Development District** will be held **Wednesday, May 5, 2021 at 11:30 AM** at the **Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880**. Masks are required at the meeting location.

Those members of the public wishing to attend the meeting can do so using the information below:

Zoom Video Link: <https://zoom.us/j/93981231590>

Zoom Call-In Information: 1-646-876-9923

Meeting ID: 939 8123 1590

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public comments can be submitted via email to the District Manager at jburns@gmscfl.com prior to the beginning of the meeting)
3. Approval of Minutes of the March 17, 2021 Board of Supervisors Meeting
4. Consideration of Resolution 2021-05 Approving the Proposed Fiscal Year 2022 Budget (Suggested Date: August 4, 2021), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022 Budget and the Imposition of Operations & Maintenance Assessments
5. 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
 - iii. Presentation of Number of Voters – 382 (**ADDED**)
- 6. Other Business
- 7. Supervisors Requests and Audience Comments
- 8. Adjournment

MINUTES

**MINUTES OF MEETING
NORTH BOULEVARD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Boulevard Community Development District was held Wednesday, **March 17, 2021** at 10:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Scott Shapiro *by Zoom*
Patrick Marone
Matthew Cassidy
Andrew Rhinehart

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk *by Zoom*

District Manager, GMS
Hopping Green & Sams

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. There were three Board members present at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were a couple of members of the public present via phone, and asked them if they had any comments. Hearing none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 17,
2021 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the February 17, 2021 meeting and asked for a motion to approve. The Board had no changes.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the Minutes from the February 17, 2021 Board of Supervisors Meetings, were approved.
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FOURTH ORDER OF BUSINESS**Consideration of Conveyance Documents**

Ms. Burns presented the conveyance documents and noted that they were included in the agenda package in the Northwood Reserve section. She stated that Mr. Smith had gone through and noticed several areas that were not sodded as well as issues that had been previously discussed as to whether they were under the obligation from the original site contractor or not. She noted that if they were not covered, they were going to get a few quotes from different contractors to get the issue taken care of. She asked if Mr. Van Wyk had anything to add, which he replied that they were trying to acquire tracts A, B, C, D, E, and F of Northridge Reserve with all of the wall, fence, landscape, and drainage and access easements. He also noted that they had received an Attorney's Opinion of Title from sellers regarding the title of the property.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart , with all in favor, the Conveyance Documents, were approved.

FIFTH ORDER OF BUSINESS**Consideration of Proposal to Provide Professional Consulting Services from Dewberry**

Ms. Burns presented the proposal from Dewberry to provide professional consulting services to the District. She asked for a motion to approve.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the Proposal to Provide Professional Consulting Services from Dewberry, was approved.

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

Mr. Van Wyk noted that he did not have anything else to report.

B. Engineer

There being none, the next item followed.

C. Field Manager's Report

Ms. Burns ran through Mr. Smith's report which included dumping that was cleared in one of the phases, the installation of the towing signs and the enforcement of towing which started on March 8th. She also noted that there was a damage overflow in Tract C that was hit with a piece of equipment that Mr. Smith would get a quote to repair, as well as the ordering of speed limit signs, trash cleanup in the commons area, as well as landscape improvements with areas that needed to be sodded and filled in. She explained that they were looking for a funding source, and because a lot of the work that needed to be completed stemmed from the original work, she noted that there was a chunk of money sitting in the construction fund that they could use, approximately totaling \$70,000.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register from February 11th through March 10th, totaling \$11,396.25. She asked for a motion to approve.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the Check Register, totaling \$11,396.25, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns noted that the financials were included in the agenda package, and that there was no action necessary by the Board. She asked if the Board had any questions, and hearing none, the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

The Board suggested changing the meeting date to the first Wednesday of each month at 11:30 a.m.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, Changing the Meeting Date to the first Wednesday of each month at 11:30 a.m., was approved.

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and
Audience comments**

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022; 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, 2021, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); 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 2021/2022, 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 and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted 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 2021, 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: _____, 2021

HOUR: _____

LOCATION: _____

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Haines City Florida, 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 2 and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. Notice of this public hearing 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 5TH DAY OF MAY 2021.

ATTEST:

**NORTH BOULEVARD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Vice/Chairperson, Board of Supervisors

North Boulevard

Community Development District

Proposed Budget
FY 2022



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North Boulevard

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2021	Actuals Thru 3/31/21	Projected Next 6 Months	Projected Thru 9/30/21	Proposed Budget FY2022
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Revenues

Assessments - On Roll	\$282,310	\$260,098	\$4,468	\$264,566	\$ 332,645
Interest	\$1,000	\$0	\$0	\$0	\$0
Other Income	\$0	\$60	\$0	\$60	\$0
Total Revenues	\$ 283,310	\$ 260,158	\$ 4,468	\$ 264,626	\$ 332,645

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 2,800	\$6,000	\$8,800	\$12,000
Engineering Fees	\$ 15,000	\$ 153	\$1,636	\$1,789	\$10,000
Dissemination Agent	\$ 6,500	\$ 6,500	\$0	\$6,500	\$6,500
Attorney Fees	\$ 15,000	\$ 5,030	\$9,282	\$14,312	\$15,000
Assessment Administration	\$ 12,500	\$ 12,500	\$0	\$12,500	\$5,000
Reamortization Schedules	\$ 500	\$ 250	\$0	\$250	\$0
Annual Audit	\$ 6,000	\$ 4,026	\$474	\$4,500	\$4,600
Trustee Fees	\$ 6,000	\$ 5,374	\$0	\$5,374	\$6,000
Management Fees	\$ 25,000	\$ 15,833	\$17,500	\$33,333	\$36,050
Information Technology	\$ 2,700	\$ 1,350	\$1,350	\$2,700	\$1,800
Website Maintenance	\$ -	\$ -	\$0	\$0	\$1,200
Postage & Delivery	\$ 300	\$ 442	\$1,170	\$1,612	\$1,800
Telephone	\$ 200	\$ -	\$50	\$50	\$50
Printing & Binding	\$ 1,400	\$ 13	\$276	\$289	\$400
Travel Per Diem	\$ 500	\$ -	\$0	\$0	\$0
Insurance	\$ 6,176	\$ 5,920	\$0	\$5,920	\$6,512
Legal Advertising	\$ 5,000	\$ 2,737	\$2,263	\$5,000	\$5,000
Property Taxes	\$ 200	\$ -	\$200	\$200	\$200
Contingency	\$ 8,675	\$ -	\$2,500	\$2,500	\$3,000
Office Supplies	\$ -	\$ 12	\$50	\$62	\$100
Dues, Licenses & Fees	\$ 175	\$ 175	\$0	\$175	\$175
Total Administrative	\$123,826	\$63,113	\$42,751	\$105,865	\$115,387

North Boulevard

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2021	Actuals Thru 3/31/21	Projected Next 6 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Operation and Maintenance					
<u>Field Expenses</u>					
Field Management	\$ 5,000	\$2,500	\$3,750	\$6,250	\$ 7,500
Electric	\$ -	\$866	\$1,642	\$2,508	\$ 5,000
Streetlights	\$ 19,430	\$7,671	\$9,669	\$17,339	\$ 18,500
Property Insurance	\$ 5,894	\$3,708	\$0	\$3,708	\$ 4,079
Landscape Maintenance	\$ 55,500	\$18,488	\$36,976	\$55,464	\$ 55,500
Landscape Replacement & Enhancement	\$ 4,000	\$0	\$2,000	\$2,000	\$ 20,000
Irrigation Repairs	\$ 2,000	\$201	\$1,867	\$2,068	\$ 3,000
General Field Repairs & Maintenance	\$ -	\$0	\$0	\$0	\$ 15,000
Storm Cleanup & Repairs	\$ 15,000	\$0	\$1,500	\$1,500	\$ -
Contingency	\$ 3,981	\$600	\$3,000	\$3,600	\$ 5,000
Subtotal	\$110,805	\$34,034	\$60,404	\$94,438	\$133,579
<u>Amenity Expenses</u>					
Inter-Governmental Expense	\$ 42,384	\$0	\$42,384	\$42,384	\$ 52,384
Playground Lease	\$ 6,295	\$3,257	\$3,620	\$6,877	\$ 6,295
Subtotal	\$ 48,679	\$3,257	\$46,004	\$ 49,261	\$ 58,679
Subtotal Field Expenses	\$ 159,484	\$ 37,291	\$ 106,408	\$ 143,698	\$ 192,258
Total Expenditures	\$ 283,310	\$ 100,404	\$ 149,159	\$ 249,563	\$ 307,645
<u>Other Financing Sources/Uses:</u>					
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ (25,000)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ (25,000)
Excess Revenues/(Expenditures)	\$ 0	\$ 159,754	\$ (144,691)	\$ 15,063	\$ -

Net Assessments	\$ 332,645
Add: Discounts & Collections 7%	\$25,038
Gross Assessments	<u>\$357,683</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	389.00	389.00	1.00	\$332,644.96	\$855.13	\$919.49

North Boulevard Community Development District General Fund Budget

REVENUES:

Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 Supervisors attending 5 meetings during the fiscal year.

Engineering Fees

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues

Attorney Fees

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Trustee Fees

The District will pay annual trustee fees for the proposed bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services.

North Boulevard Community Development District General Fund Budget

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Website Maintenance

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

Postage & Delivery

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Telephone

Telephone and fax machine.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability, public officials liability and property insurance coverages.

Legal Advertising

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

Property Taxes

Represents costs related to the county property tax.

Contingency

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

Office supplies

Costs for general office supplies needed for the district.

Dues, Licenses & Subscriptions

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

North Boulevard Community Development District General Fund Budget

Operation and Maintenance Field Expenditures:

Field Management

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

Electric

Represents current and estimated electric charges of common areas throughout the District.

Street Lights

Encompasses the budgeted amount for the District's decorative light poles and fixtures in various locations.

Property Insurance

The District's property insurance coverages.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement & Enhancement

Represents the estimated cost of replacing landscaping within the common areas of the District. This includes annual mulching and yearly general plant and sod replacements.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Field Repairs & Maintenance

The estimated costs that the District will incur for repairs and maintenance. This includes sidewalks, roads, fences, lighting features, and monuments.

Contingency

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

North Boulevard Community Development District General Fund Budget

Amenity Expenses

Inter-Governmental Expense – Holly Hill Road East CDD

The District will enter into an Interlocal Agreement with Holly Hill Road East Community Development District (CDD) for the use of their amenity facilities. This cost is based on the overall amenity budget of Holly Hill Road East CDD.

Playground Lease

The District has entered into a leasing agreement for playgrounds installed in the community.

Amenity Contingency

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

North Boulevard
Community Development District
Proposed Budget
Debt Service Fund Series 2017

Description	Adopted Budget FY2021	Actuals Thru 3/31/21	Projected Next 6 Months	Projected Thru 9/30/21	Proposed Budget FY2022
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Revenues

Assessments - Tax Roll	\$ 334,144	\$ 237,848	\$ 4,076	\$ 241,923	\$ 248,150
Interest	\$ -	\$ 4	\$ 6	\$ 10	\$ -
Carry Forward Surplus ⁽¹⁾	\$ -	\$ 106,600	\$ -	\$ 106,600	\$ 101,621
Total Revenues	\$ 334,144	\$ 344,452	\$ 4,082	\$ 348,533	\$ 349,771

Expenditures

Interest - 11/1	\$ 88,456	\$ 88,456	\$ -	\$ 88,456	\$ 87,231
Principal - 5/1	\$ 70,000	\$ -	\$ 70,000	\$ 70,000	\$ 75,000
Interest - 5/1	\$ 88,456	\$ -	\$ 88,456	\$ 88,456	\$ 87,231
Total Expenditures	\$ 246,913	\$ 88,456	\$ 158,456	\$ 246,913	\$ 249,463
Excess Revenues/(Expenditures)	\$ 87,231	\$ 255,995	\$ (154,374)	\$ 101,621	\$ 100,308

Interest - 11/1/2022 \$ 85,918.75
Total \$ 85,918.75

⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

North Boulevard
Community Development District
Series 2017 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/21	\$ 3,770,000.00	\$ 70,000.00	\$ 88,456.25	
11/01/21	\$ 3,700,000.00	\$ -	\$ 87,231.25	\$ 245,687.50
05/01/22	\$ 3,700,000.00	\$ 75,000.00	\$ 87,231.25	
11/01/22	\$ 3,625,000.00	\$ -	\$ 85,918.75	\$ 248,150.00
05/01/23	\$ 3,625,000.00	\$ 75,000.00	\$ 85,918.75	
11/01/23	\$ 3,550,000.00	\$ -	\$ 84,606.25	\$ 245,525.00
05/01/24	\$ 3,550,000.00	\$ 80,000.00	\$ 84,606.25	
11/01/24	\$ 3,470,000.00	\$ -	\$ 82,966.25	\$ 247,572.50
05/01/25	\$ 3,470,000.00	\$ 80,000.00	\$ 82,966.25	
11/01/25	\$ 3,390,000.00	\$ -	\$ 81,326.25	\$ 244,292.50
05/01/26	\$ 3,390,000.00	\$ 85,000.00	\$ 81,326.25	
11/01/26	\$ 3,305,000.00	\$ -	\$ 79,583.75	\$ 245,910.00
05/01/27	\$ 3,305,000.00	\$ 90,000.00	\$ 79,583.75	
11/01/27	\$ 3,215,000.00	\$ -	\$ 77,738.75	\$ 247,322.50
05/01/28	\$ 3,215,000.00	\$ 90,000.00	\$ 77,738.75	
11/01/28	\$ 3,125,000.00	\$ -	\$ 75,893.75	\$ 243,632.50
05/01/29	\$ 3,125,000.00	\$ 95,000.00	\$ 75,893.75	
11/01/29	\$ 3,030,000.00	\$ -	\$ 73,696.88	\$ 244,590.63
05/01/30	\$ 3,030,000.00	\$ 100,000.00	\$ 73,696.88	
11/01/30	\$ 2,930,000.00	\$ -	\$ 71,384.38	\$ 245,081.25
05/01/31	\$ 2,930,000.00	\$ 105,000.00	\$ 71,384.38	
11/01/31	\$ 2,825,000.00	\$ -	\$ 68,956.25	\$ 245,340.63
05/01/32	\$ 2,825,000.00	\$ 110,000.00	\$ 68,956.25	
11/01/32	\$ 2,715,000.00	\$ -	\$ 66,412.50	\$ 245,368.75
05/01/33	\$ 2,715,000.00	\$ 115,000.00	\$ 66,412.50	
11/01/33	\$ 2,600,000.00	\$ -	\$ 63,753.13	\$ 245,165.63
05/01/34	\$ 2,600,000.00	\$ 120,000.00	\$ 63,753.13	
11/01/34	\$ 2,480,000.00	\$ -	\$ 60,978.13	\$ 244,731.25
05/01/35	\$ 2,480,000.00	\$ 125,000.00	\$ 60,978.13	
11/01/35	\$ 2,355,000.00	\$ -	\$ 58,087.50	\$ 244,065.63
05/01/36	\$ 2,355,000.00	\$ 135,000.00	\$ 58,087.50	
11/01/36	\$ 2,220,000.00	\$ -	\$ 54,965.63	\$ 248,053.13
05/01/37	\$ 2,220,000.00	\$ 140,000.00	\$ 54,965.63	
11/01/37	\$ 2,080,000.00	\$ -	\$ 51,728.13	\$ 246,693.75
05/01/38	\$ 2,080,000.00	\$ 145,000.00	\$ 51,728.13	
11/01/38	\$ 1,935,000.00	\$ -	\$ 48,375.00	\$ 245,103.13
05/01/39	\$ 1,935,000.00	\$ 155,000.00	\$ 48,375.00	
11/01/39	\$ 1,780,000.00	\$ -	\$ 44,500.00	\$ 247,875.00
05/01/40	\$ 1,780,000.00	\$ 160,000.00	\$ 44,500.00	
11/01/40	\$ 1,620,000.00	\$ -	\$ 40,500.00	\$ 245,000.00
05/01/41	\$ 1,620,000.00	\$ 170,000.00	\$ 40,500.00	
11/01/41	\$ 1,450,000.00	\$ -	\$ 36,250.00	\$ 246,750.00
05/01/42	\$ 1,450,000.00	\$ 180,000.00	\$ 36,250.00	
11/01/42	\$ 1,270,000.00	\$ -	\$ 31,750.00	\$ 248,000.00
05/01/43	\$ 1,270,000.00	\$ 185,000.00	\$ 31,750.00	
11/01/43	\$ 1,085,000.00	\$ -	\$ 27,125.00	\$ 243,875.00
05/01/44	\$ 1,085,000.00	\$ 195,000.00	\$ 27,125.00	
11/01/44	\$ 890,000.00	\$ -	\$ 22,250.00	\$ 244,375.00
05/01/45	\$ 890,000.00	\$ 205,000.00	\$ 22,250.00	
11/01/45	\$ 685,000.00	\$ -	\$ 17,125.00	\$ 244,375.00
05/01/46	\$ 685,000.00	\$ 215,000.00	\$ 17,125.00	
11/01/46	\$ 470,000.00	\$ -	\$ 11,750.00	\$ 243,875.00
05/01/47	\$ 470,000.00	\$ 230,000.00	\$ 11,750.00	
11/01/47	\$ 240,000.00	\$ -	\$ 6,000.00	\$ 247,750.00
05/01/48	\$ 240,000.00	\$ 240,000.00	\$ 6,000.00	\$ 246,000.00
		\$ 3,770,000.00	\$ 3,110,161.25	\$ 6,880,161.25

North Boulevard
Community Development District
Proposed Budget
Debt Service Fund Series 2019

Description	Adopted Budget FY2021	Actuals Thru 3/31/21	Projected Next 6 Months	Projected Thru 9/30/21	Proposed Budget FY2022
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Revenues

Assessments - Tax Roll	\$ 353,947	\$ 220,671	\$ 3,782	\$ 224,453	\$ 215,794
Assessments - Prepayment	\$ -	\$ 107,734	\$ -	\$ 107,734	\$ -
Assessments - Lot Closings	\$ -	\$ 1,418	\$ -	\$ 1,418	\$ -
Assessments - Other	\$ -	\$ 16,119	\$ -	\$ 16,119	\$ -
Interest	\$ -	\$ 10	\$ 12	\$ 22	\$ -
Carry Forward Surplus ⁽¹⁾	\$ -	\$ 462,141	\$ -	\$ 462,141	\$ 129,877
Total Revenues	\$ 353,947	\$ 808,093	\$ 3,794	\$ 811,886	\$ 345,671

Expenditures

Interest - 11/1	\$ 100,428	\$ 91,903	\$ -	\$ 91,903	\$ 81,828
Special Call - 11/1	\$ 40,000	\$ 155,000		\$ 155,000	\$ -
Principal - 11/1	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ 25,000
Special Call - 2/1	\$ -	\$ 155,000	\$ -	\$ 155,000	\$ -
Interest - 2/1	\$ -	\$ 2,097	\$ -	\$ 2,097	\$ -
Special Call - 5/1	\$ -	\$ -	\$ 55,000	\$ 55,000	\$ -
Interest - 5/1	\$ 99,259	\$ -	\$ 99,259	\$ 99,259	\$ 81,297
Total Expenditures	\$ 254,688	\$ 419,000	\$ 154,259	\$ 573,259	\$ 188,125

Other Sources/(Uses)

Transfer In(Out)	\$ -	\$ (108,750)	\$ -	\$ (108,750)	\$ -
Total Other Sources/(Uses)	\$ -	\$ (108,750)	\$ -	\$ (108,750)	\$ -

Excess Revenues/(Expenditures)	\$ 99,259	\$ 280,343	\$ (150,465)	\$ 129,877	\$ 157,546
---------------------------------------	------------------	-------------------	---------------------	-------------------	-------------------

Interest - 11/1/2022	\$ 81,296.88
Principal - 11/1/2022	\$ 50,000.00
Total	\$ 131,296.88

⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

North Boulevard
Community Development District
Series 2019 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/21	\$ 3,025,000.00	\$ 25,000.00	\$ 81,828.13	\$ 106,828.13
05/01/22	\$ 3,000,000.00	\$ -	\$ 81,296.88	
11/01/22	\$ 3,000,000.00	\$ 50,000.00	\$ 81,296.88	\$ 212,593.75
05/01/23	\$ 2,950,000.00	\$ -	\$ 80,234.38	
11/01/23	\$ 2,950,000.00	\$ 55,000.00	\$ 80,234.38	\$ 215,468.75
05/01/24	\$ 2,895,000.00	\$ -	\$ 79,065.63	
11/01/24	\$ 2,895,000.00	\$ 55,000.00	\$ 79,065.63	\$ 213,131.25
05/01/25	\$ 2,840,000.00	\$ -	\$ 77,896.88	
11/01/25	\$ 2,840,000.00	\$ 60,000.00	\$ 77,896.88	\$ 215,793.75
05/01/26	\$ 2,780,000.00	\$ -	\$ 76,471.88	
11/01/26	\$ 2,780,000.00	\$ 60,000.00	\$ 76,471.88	\$ 212,943.75
05/01/27	\$ 2,720,000.00	\$ -	\$ 75,046.88	
11/01/27	\$ 2,720,000.00	\$ 65,000.00	\$ 75,046.88	\$ 215,093.75
05/01/28	\$ 2,655,000.00	\$ -	\$ 73,503.13	
11/01/28	\$ 2,655,000.00	\$ 65,000.00	\$ 73,503.13	\$ 212,006.25
05/01/29	\$ 2,590,000.00	\$ -	\$ 71,959.38	
11/01/29	\$ 2,590,000.00	\$ 70,000.00	\$ 71,959.38	\$ 213,918.75
05/01/30	\$ 2,520,000.00	\$ -	\$ 70,296.88	
11/01/30	\$ 2,520,000.00	\$ 70,000.00	\$ 70,296.88	\$ 210,593.75
05/01/31	\$ 2,450,000.00	\$ -	\$ 68,371.88	
11/01/31	\$ 2,450,000.00	\$ 75,000.00	\$ 68,371.88	\$ 211,743.75
05/01/32	\$ 2,375,000.00	\$ -	\$ 66,309.38	
11/01/32	\$ 2,375,000.00	\$ 80,000.00	\$ 66,309.38	\$ 212,618.75
05/01/33	\$ 2,295,000.00	\$ -	\$ 64,109.38	
11/01/33	\$ 2,295,000.00	\$ 85,000.00	\$ 64,109.38	\$ 213,218.75
05/01/34	\$ 2,210,000.00	\$ -	\$ 61,771.88	
11/01/34	\$ 2,210,000.00	\$ 90,000.00	\$ 61,771.88	\$ 213,543.75
05/01/35	\$ 2,120,000.00	\$ -	\$ 59,296.88	
11/01/35	\$ 2,120,000.00	\$ 95,000.00	\$ 59,296.88	\$ 213,593.75
05/01/36	\$ 2,025,000.00	\$ -	\$ 56,684.38	
11/01/36	\$ 2,025,000.00	\$ 100,000.00	\$ 56,684.38	\$ 213,368.75
05/01/37	\$ 1,925,000.00	\$ -	\$ 53,934.38	
11/01/37	\$ 1,925,000.00	\$ 105,000.00	\$ 53,934.38	\$ 212,868.75
05/01/38	\$ 1,820,000.00	\$ -	\$ 51,046.88	
11/01/38	\$ 1,820,000.00	\$ 110,000.00	\$ 51,046.88	\$ 212,093.75
05/01/39	\$ 1,710,000.00	\$ -	\$ 48,021.88	
11/01/39	\$ 1,710,000.00	\$ 115,000.00	\$ 48,021.88	\$ 211,043.75
05/01/40	\$ 1,595,000.00	\$ -	\$ 44,859.38	
11/01/40	\$ 1,595,000.00	\$ 125,000.00	\$ 44,859.38	\$ 214,718.75
05/01/41	\$ 1,470,000.00	\$ -	\$ 41,343.75	
11/01/41	\$ 1,470,000.00	\$ 130,000.00	\$ 41,343.75	\$ 212,687.50
05/01/42	\$ 1,340,000.00	\$ -	\$ 37,687.50	
11/01/42	\$ 1,340,000.00	\$ 140,000.00	\$ 37,687.50	\$ 215,375.00
05/01/43	\$ 1,200,000.00	\$ -	\$ 33,750.00	
11/01/43	\$ 1,200,000.00	\$ 145,000.00	\$ 33,750.00	\$ 212,500.00
05/01/44	\$ 1,055,000.00	\$ -	\$ 29,671.88	
11/01/44	\$ 1,055,000.00	\$ 155,000.00	\$ 29,671.88	\$ 214,343.75
05/01/45	\$ 900,000.00	\$ -	\$ 25,312.50	
11/01/45	\$ 900,000.00	\$ 160,000.00	\$ 25,312.50	\$ 210,625.00
05/01/46	\$ 740,000.00	\$ -	\$ 20,812.50	
11/01/46	\$ 740,000.00	\$ 170,000.00	\$ 20,812.50	\$ 211,625.00
05/01/47	\$ 570,000.00	\$ -	\$ 16,031.25	
11/01/47	\$ 570,000.00	\$ 180,000.00	\$ 16,031.25	\$ 212,062.50
05/01/48	\$ 390,000.00	\$ -	\$ 10,968.75	
11/01/48	\$ 390,000.00	\$ 190,000.00	\$ 10,968.75	\$ 211,937.50
05/01/49	\$ 200,000.00	\$ -	\$ 5,625.00	
11/01/49	\$ 200,000.00	\$ 200,000.00	\$ 5,625.00	\$ 211,250.00
	\$ 3,025,000.00	\$ 3,044,590.63	\$ 6,069,590.63	

North Boulevard

Community Development District

Proposed Budget Capital Reserve Fund

Description	Proposed Budget FY2021	Actuals Thru 3/31/21	Projected Next 6 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/Uses:					
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ -	\$ -	\$ 25,000

SECTION V

SECTION C

North Boulevard CDD



May 5th, 2021

GMS

Complete

- ✚ Form boards removed from mailboxes by Hoover Blvd, and disposed of.
- ✚ Irrigation review and repair. Well failed and was repaired. Grass has recovered.



Complete

- ✚ Cleared construction debris dumped at the playground.
- ✚ Playgrounds were trimmed and cleaned up.



In Progress

- ✚ Comprehensive site review completed.
- ✚ Plans and proposals are being assembled to address problem areas.
- ✚ Some items include:
 - Construction debris along perimeter fence.
 - Damaged overflow in tract C likely hit by a large piece of equipment.
 - Washout near entrance by Hoover Blvd.



In Progress

- 15mph speed limit signs arrived and are in the process of being installed to replace the existing 25mph ones.



Upcoming

- Landscaping improvements are being planned and proposals collected for best application with budget.
- Items include grass seed, adding or refreshing plants at entry signs, and additional sod especially in areas that were never sodded.
- Proposals are also being gathered for new mulch in the common area plant beds.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith

SECTION D

SECTION 1

North Boulevard

Community Development District

Summary of Checks

March 11, 2021 to April 28, 2021

Bank	Date	Check No.'s		Amount
General Fund	3/24/21	18-24	\$	6,039.34
	3/26/21	25	\$	439,439.86
	3/30/21	26	\$	125.00
	4/21/21	27-34	\$	17,460.89
	4/27/21	35-37	\$	27,303.09
			\$	490,368.18

*** CHECK DATES 03/11/2021 - 04/28/2021 ***
 NORTH BOULEVARD GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/24/21	00021	3/17/21	AR 03172 202103 310-51300-11000 BOS MEETING 3/17/21	ANDREW RHINEHART	*	200.00	200.00 000018
3/24/21	00019	3/01/21	12 202103 310-51300-34000 MANAGEMENT FEES - MAR 21		*	2,916.67	
		3/01/21	12 202103 310-51300-51000 OFFICE SUPPLIES		*	9.07	
		3/01/21	12 202103 310-51300-42000 POSTAGE		*	142.75	
		3/01/21	12 202103 310-51300-42500 COPIES		*	5.85	
		3/01/21	13 202103 320-53800-12000 FIELD MANAGEMENT-MAR 2021		*	625.00	
				GMS-CENTRAL FLORIDA LLC			3,699.34 000019
3/24/21	00017	2/28/21	120756 202101 310-51300-31500 GEN COUNSEL/MTHLY MEETING	HOPPING GREEN & SAMS	*	997.50	997.50 000020
3/24/21	00011	2/28/21	1045243 202102 310-51300-48000 NOTICE OF BOARD MTG-02/10	LAKELAND LEDGER PUBLISHING	*	542.50	542.50 000021
3/24/21	00003	3/17/21	MC031721 202103 310-51300-11000 BOS MEETING 3/17/21	MATTHEW CASSIDY	*	200.00	200.00 000022
3/24/21	00004	3/17/21	PM 03172 202103 310-51300-11000 BOS MEETING 3/17/21	PATRICK MARONE	*	200.00	200.00 000023
3/24/21	00007	3/17/21	SS031721 202103 310-51300-11000 BOS MEETING 03/17/21	SCOTT SHAPIRO	*	200.00	200.00 000024
3/26/21	00015	3/26/21	03262021 202103 300-20700-10000 ASSESSMENT TRANSFER S2019	NORHT BOULEVARD CDD	*	439,439.86	439,439.86 000025
3/30/21	00008	3/01/21	2427 202103 310-51300-35100 WEB MAINTENANCE-ADA-MAR21	VGLOBALTECH	*	125.00	125.00 000026
4/21/21	00001	4/01/21	6979 202104 320-53800-46200 LANDSCAPING APR 21 - PH1		*	1,825.00	

NOBU NORTH BOULEVAR IARAUJO

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	4/28/21	PAGE	2	
*** CHECK DATES 03/11/2021 - 04/28/2021 ***														NORTH BOULEVARD GENERAL FUND	
														BANK A GENERAL FUND	
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...		VENDOR NAME		STATUS	AMOUNT	.....CHECK.....			
		DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS				AMOUNT	AMOUNT	#			
		4/01/21	6980	202104	320-53800-46200			*	2,797.00						
					LANDSCAPING APR 21 - PH2										
		4/08/21	6978	202104	320-53800-47300			*	1,867.36						
					CNTRLR RPLCMT/DECODER RPR										
					CREATIVE ASSOCIATION SERVICES						6,489.36	000027			
4/21/21	00025	4/09/21	3	202104	310-51300-49000			*	250.00						
					AMORT SCH - SERIES 2019										
					DISCLOSURE SERVICES LLC						250.00	000028			
4/21/21	00026	4/07/21	3102170	202104	320-53800-49000			*	75.00						
					DIAGNOSED WELL PUMP PRBLM										
		4/08/21	3102174	202104	320-53800-49000			*	2,925.00						
					PUMP/CTRL.BOX/WIRE/LABOR										
					FUSSELL WELL DRILLING, INC.						3,000.00	000029			
4/21/21	00019	4/01/21	16	202104	310-51300-34000			*	2,916.67						
					MANAGEMENT FEES-APR 2021										
		4/01/21	16	202104	310-51300-51000			*	2.53						
					OFFICE SUPPLIES										
		4/01/21	16	202104	310-51300-42000			*	.51						
					POSTAGE										
		4/01/21	16	202104	310-51300-42500			*	1.05						
					COPIES										
		4/01/21	17	202104	320-53800-12000			*	625.00						
					FIELD MANAGEMENT-APR 2021										
					GMS-CENTRAL FLORIDA LLC						3,545.76	000030			
4/21/21	00010	4/02/21	20795	202103	310-51300-32200			*	2,500.00						
					AUDIT FYE - 09/30/2020										
					GRAU & ASSOCIATES						2,500.00	000031			
4/21/21	00017	3/30/21	121260	202102	310-51300-31500			*	973.27						
					GEN COUNSEL/MTHLY MEETING										
					HOPPING GREEN & SAMS						973.27	000032			
4/21/21	00008	2/01/21	2350	202102	310-51300-35100			*	125.00						
					WEB MAINTENANCE-ADA-FEB21										
		3/31/21	2549	202103	310-51300-35100			*	300.00						
					QRTLY WEB AUDIT										
		4/01/21	2562	202104	310-51300-35100			*	125.00						
					WEB MAINTENANCE-ADA-APR21										
					VGLOBALTECH						550.00	000033			
4/21/21	00018	4/03/21	1062	202102	310-51300-31100			*	152.50						
					PARKING EXHIBITS										
					WOOD & ASSOCIATES ENGINEERING						152.50	000034			
					NOBU NORTH BOULEVAR IARAUJO										

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME		STATUS	AMOUNT	....CHECK..... AMOUNT #
DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS			
4/27/21	00027	4/27/21	04272021	202104	300-20700-10000	*	13,782.76	
			TXFER TAX RCPTS - S2017					
					NORTH BOULEVARD CDD			13,782.76 000035
4/27/21	00028	4/27/21	04272021	202104	300-20700-10000	*	12,787.45	
			TXFER TAX RCPTS - S2019					
					NORTH BOULEVARD CDD			12,787.45 000036
4/27/21	00017	4/21/21	121765	202103	310-51300-31500	*	732.88	
			GEN COUNSEL/MTHLY MEETING					
					HOPPING GREEN & SAMS			732.88 000037
TOTAL FOR BANK A							490,368.18	
TOTAL FOR REGISTER							490,368.18	

NOBU NORTH BOULEVAR IARAUJO

SECTION 2

North Boulevard
Community Development District

Unaudited Financial Reporting
March 31, 2021



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1	<u>Balance Sheet</u>
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4	<u>Debt Service Fund - Series 2017</u>
5	<u>Debt Service Fund - Series 2019</u>
6	<u>Capital Projects Fund - Series 2017</u>
7	<u>Capital Projects Fund - Series 2019</u>
8-9	<u>Month to Month</u>
10	<u>Assessment Receipt Schedule</u>

North Boulevard
Community Development District
Combined Balance Sheet
March 31, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 254,866	\$ -	\$ -	\$ 254,866
Investments:				
<u>Series 2017</u>				
Reserve	\$ -	\$ 124,075	\$ -	\$ 124,075
Revenue	\$ -	\$ 243,667	\$ -	\$ 243,667
Prepayment	\$ -	\$ 1,899	\$ -	\$ 1,899
Redemption	\$ -	\$ 723	\$ -	\$ 723
Construction	\$ -		\$ 5,894	\$ 5,894
<u>Series 2019</u>				
Reserve	\$ -	\$ 108,750	\$ -	\$ 108,750
Revenue	\$ -	\$ 212,020	\$ -	\$ 212,020
Prepayment	\$ -	\$ 59,317	\$ -	\$ 59,317
Construction	\$ -	\$ -	\$ 111,518	\$ 111,518
Due From General Fund		\$ 18,713	\$ -	\$ 18,713
Deposits	\$ 960	\$ -	\$ -	\$ 960
Liabilities:				
Accounts Payable	\$ 4,784	\$ -	\$ -	\$ 4,784
Due to Debt Service	\$ 18,713	\$ -	\$ -	\$ 18,713
Fund Balance:				
Assigned For:				
Debt Service - Series 2017	\$ -	\$ 380,070	\$ -	\$ 380,070
Debt Service - Series 2019		\$ 389,093		\$ 389,093
Restricted For:				
Capital Projects - Series 2017	\$ -	\$ -	\$ 5,894	\$ 5,894
Capital Projects - Series 2019			\$ 111,518	\$ 111,518
Unassigned	\$ 232,330	\$ -	\$ -	\$ 232,330
Total Liabilities & Fund Balance	\$ 255,826	\$ 769,163	\$ 117,412	\$ 1,142,401

North Boulevard

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/21	Thru 03/31/21	Variance
Revenues:				
Assessments - Tax Roll	\$ 282,310	\$ 260,098	\$ 260,098	\$ -
Interest	\$ 1,000	\$ 500	\$ -	\$ (500)
Other Income	\$ -	\$ -	\$ 60	\$ 60
Total Revenues	\$ 283,310	\$ 260,598	\$ 260,158	\$ (440)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,800	\$ 3,200
Engineering Fees	\$ 15,000	\$ 7,500	\$ 153	\$ 7,348
Dissemination Agent	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
District Counsel	\$ 15,000	\$ 7,500	\$ 5,030	\$ 2,470
Assessment Administration	\$ 12,500	\$ 12,500	\$ 12,500	\$ -
Reamortization Schedules	\$ 500	\$ 250	\$ 250	\$ -
Annual Audit	\$ 6,000	\$ 4,026	\$ 4,026	\$ -
Trustee Fees	\$ 6,000	\$ 5,374	\$ 5,374	\$ -
Management Fees	\$ 25,000	\$ 12,500	\$ 15,833	\$ (3,333)
Information Technology	\$ 2,700	\$ 1,350	\$ 1,350	\$ -
Postage & Delivery	\$ 300	\$ 150	\$ 442	\$ (292)
Telephone	\$ 200	\$ 100	\$ -	\$ 100
Printing & Binding	\$ 1,400	\$ 700	\$ 13	\$ 687
Travel Per Diem	\$ 500	\$ 250	\$ -	\$ 250
Insurance	\$ 6,176	\$ 6,176	\$ 5,920	\$ 256
Legal Advertising	\$ 5,000	\$ 2,500	\$ 2,737	\$ (237)
Property Taxes	\$ 200	\$ 200	\$ -	\$ 200
Contingency	\$ 8,675	\$ 4,338	\$ -	\$ 4,338
Office Supplies	\$ -	\$ -	\$ 12	\$ (12)
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 123,826	\$ 78,089	\$ 63,113	\$ 14,975

North Boulevard

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2021

Operation and Maintenance

Field Expenses

Field Management	\$	5,000	\$	2,500	\$	2,500	\$	-
Electric	\$	-	\$	-	\$	866	\$	(866)
Streetlights	\$	19,430	\$	9,715	\$	7,671	\$	2,044
Property Insurance	\$	5,894	\$	5,894	\$	3,708	\$	2,186
Landscape Maintenance	\$	55,500	\$	27,750	\$	18,488	\$	9,262
Landscape Replacement	\$	4,000	\$	2,000	\$	-	\$	2,000
Irrigation Repairs	\$	2,000	\$	1,000	\$	201	\$	799
Storm Cleanup & Repairs	\$	15,000	\$	-	\$	-	\$	-
Contingency	\$	3,981	\$	1,990	\$	600	\$	1,391
Subtotal	\$	110,805	\$	50,849	\$	34,034	\$	16,816

Amenity Expenses

Inter-Governmental Expense	\$	42,384	\$	-	\$	-	\$	-
Playground Lease	\$	6,295	\$	3,147	\$	3,257	\$	(110)
Subtotal	\$	48,679	\$	3,147	\$	3,257	\$	(110)

--	--	--	--	--	--

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Excess Revenues (Expenditures)	\$	-	\$	159,754
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Fund Balance - Beginning	\$	-	\$	72,576
---------------------------------	----	---	----	--------

Fund Balance - Ending	\$	-	\$	232,330
------------------------------	----	---	----	---------

North Boulevard

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2021

Revenues:

Assessments - Tax Roll	\$	334,144	\$	237,848	\$	237,848	\$	-
Interest	\$	-	\$	-	\$	4	\$	4

--

Expenditures:

Interest Expense 11/1	\$	88,456	\$	88,456	\$	88,456	\$	-
Principal Expense 5/1	\$	70,000	\$	-	\$	-	\$	-
Interest Expense 5/1	\$	88,456	\$	-	\$	-	\$	-

Total Expenditures	\$	246,913	\$	88,456	\$	88,456	\$	-
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Excess Revenues (Expenditures)	\$	87,231			\$	149,395		
---------------------------------------	-----------	---------------	--	--	-----------	----------------	--	--

Fund Balance - Beginning	\$	-			\$	230,675		
---------------------------------	-----------	----------	--	--	-----------	----------------	--	--

Fund Balance - Ending	\$	87,231			\$	380,070		
------------------------------	-----------	---------------	--	--	-----------	----------------	--	--

North Boulevard

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2021

Revenues:

Assessments - Tax Roll	\$ 353,947	\$ 220,671	\$ 220,671	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 107,734	\$ 107,734
Assessments - Lot Closings	\$ -	\$ -	\$ 1,418	\$ 1,418
Other Assessments	\$ -	\$ -	\$ 16,119	\$ 16,119
Interest	\$ -	\$ -	\$ 10	\$ 10

Expenditures:

Interest Expense 11/1	\$ 100,428	\$ 100,428	\$ 91,903	\$ 8,525
Principal Expense 11/1	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
Special Call 11/1	\$ 40,000	\$ 40,000	\$ 155,000	\$ (115,000)
Interest Expense 2/1	\$ -	\$ -	\$ 2,097	\$ (2,097)
Special Call 2/1	\$ -	\$ -	\$ 155,000	\$ (155,000)
Interest Expense 5/1	\$ 99,259	\$ -	\$ -	\$ -

Other Financing Sources:

Transfer In/(Out)	\$ -	\$ -	\$ (108,750)	\$ (108,750)
-------------------	------	------	--------------	--------------

Excess Revenues (Expenditures)	\$ 99,259	\$ (181,798)
---------------------------------------	------------------	---------------------

Fund Balance - Beginning	\$ -	\$ 570,891
---------------------------------	-------------	-------------------

Fund Balance - Ending	\$ 99,259	\$ 389,093
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North Boulevard
Community Development District
Capital Projects Fund - Series 2017
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

Revenues:									
Interest	\$	-	\$	-	\$	(0)	\$	(0)	
Expenditures:									
Capital Outlay	\$	-	\$	-	\$	-	\$	-	
Excess Revenues (Expenditures)	\$				\$	(0)			
Fund Balance - Beginning	\$	-			\$	5,894			
Fund Balance - Ending	\$	-			\$	5,894			

North Boulevard
Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

<u>Revenues:</u>							
Interest	\$	-	\$	-	\$	0	\$ 0
<u>Expenditures:</u>							
Capital Outlay	\$	-	\$	-	\$	-	\$ -
<u>Other Financing Sources:</u>							
Transfer In/(Out)	\$	-	\$	-	\$	108,750	\$ 108,750
Excess Revenues (Expenditures)	\$				\$	108,750	
Fund Balance - Beginning	\$	-			\$	2,767	
Fund Balance - Ending	\$	-			\$	111,518	

North Boulevard
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 208	\$ -	\$ 249,226	\$ 5,619	\$ 5,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260,098
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 208	\$ -	\$ 249,226	\$ 5,619	\$ 5,105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260,158
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Dissemination Agent	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
District Counsel	\$ 1,547	\$ 299	\$ 480	\$ 998	\$ 973	\$ 733	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,030
Assessment Administration	\$ 12,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Reamortization Schedules	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Annual Audit	\$ -	\$ 1,026	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,026
Trustee Fees	\$ 1,657	\$ 3,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,374
Management Fees	\$ 2,083	\$ 2,083	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,833
Information Technology	\$ 125	\$ 250	\$ 300	\$ 125	\$ 125	\$ 425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Postage & Delivery	\$ 196	\$ 101	\$ -	\$ 2	\$ -	\$ 143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 442
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ 7	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 5,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,920
Legal Advertising	\$ 1,021	\$ -	\$ -	\$ 1,174	\$ 543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,737
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ 0	\$ 3	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 31,723	\$ 7,727	\$ 3,697	\$ 6,215	\$ 5,719	\$ 8,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,113

North Boulevard
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operation and Maintenance</i>													
Field Expenses													
Field Management	\$ -	\$ -	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Electric	\$ -	\$ -	\$ 75	\$ -	\$ 532	\$ 259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 866
Streetlights	\$ -	\$ 3,023	\$ -	\$ -	\$ 3,037	\$ 1,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,671
Property Insurance	\$ 3,708	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,708
Landscape Maintenance	\$ 4,622	\$ 4,622	\$ 4,622	\$ 4,622	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,488
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201
Storm Cleanup & Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ 450	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Subtotal	\$ 8,330	\$ 7,846	\$ 5,772	\$ 5,397	\$ 4,194	\$ 2,495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,034
Amenity Expenses													
Inter-Governmental Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ 525	\$ 525	\$ 525	\$ 603	\$ 556	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,257
Subtotal	\$ 525	\$ 525	\$ 525	\$ 603	\$ 556	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,257
Excess Revenues (Expenditures)	\$ (40,578)	\$ (15,890)	\$ (9,993)	\$ 237,011	\$ (4,849)	\$ (5,947)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159,754

North Boulevard
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2021

\$ 303,560.04 \$ 277,646.12 \$ 257,595.86 \$ 838,802.02
\$ 282,310.84 \$ 258,210.89 \$ 239,564.15 \$ 780,085.88

ON ROLL ASSESSMENTS

36.19% 33.10% 30.71% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2017 Debt Service Portion</i>	<i>2019 Debt Service Portion</i>	<i>Total</i>
11/20/20	ACH	\$618.30	(\$11.72)	(\$32.46)	\$0.00	\$574.12	\$207.77	\$190.04	\$176.31	\$574.12
1/15/21	ACH	\$739,463.00	(\$14,228.66)	(\$28,030.23)	\$0.00	\$697,204.11	\$252,316.17	\$230,776.76	\$214,111.18	\$697,204.11
1/31/21	1% Fee Adj	(\$8,537.93)	\$0.00	\$0.00	\$0.00	(\$8,537.93)	(\$3,089.85)	(\$2,826.08)	(\$2,622.00)	(\$8,537.93)
02/01/21	ACH	\$0.00	\$0.00	\$0.00	\$51.06	\$51.06	\$51.06	\$0.00	\$0.00	\$51.06
02/16/21	ACH	\$15,700.37	(\$314.01)	\$0.00	\$0.00	\$15,386.36	\$5,568.28	\$5,092.93	\$4,725.15	\$15,386.36
03/15/21	ACH	\$14,223.74	(\$284.47)	\$0.00	\$0.00	\$13,939.27	\$5,044.58	\$4,613.94	\$4,280.75	\$13,939.27
TOTAL		\$ 760,849.18	\$ (14,827.14)	\$ (28,030.23)	\$ 51.06	\$ 718,042.87	\$ 260,098.01	\$ 237,847.59	\$ 220,671.39	\$ 718,616.99

97%	Net Percent Collected
\$ 780,085.88	Balance Remaining to Collect

SECTION 3



RECEIVED

MAY 03 2021

BY: _____

April 21, 2021

Samantha Hoxie – Recording Secretary
North Boulevard CDD
219 E. Livingston Street
Orlando, Florida 32801-1508

RE: North Boulevard Community Development District Registered Voters

Dear Ms. Hoxie,

In response to your request, there are currently **382** voters within the North Boulevard Community Development District. This number of registered voters in said District is as of **April 15, 2021**.

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

Sincerely,

A handwritten signature in black ink that reads "Lori Edwards". The signature is fluid and cursive, with the first name "Lori" and last name "Edwards" clearly distinguishable.

Lori Edwards
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831
PHONE: (863) 534-5888 Fax: (863) 845-2718
PolkElections.com

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