North Boulevard
Community Development District

Agenda

December 1, 2021

AGENDA

North Boulevard
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

November 24, 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, December 1, 2021** at **10:30 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

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

Zoom Video Link: https://us06web.zoom.us/j/83469785216

Zoom Call-In Information: 1-646-876-9923
Meeting ID: 834 6978 5216

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 tadams@gmscfl.com prior to the beginning of the meeting)
3. Organizational Matters
   A. Administration of Oaths of Office to Elected Board Members (Justine Frye, Adam Rhinehart and Andrew Rhinehart)
   B. Consideration of Resolution 2022-02 Canvassing and Certifying the Results of the Landowners' Election
   C. Election of Officers
   D. Consideration of Resolution 2022-03 Electing Officers
4. Approval of Minutes of the October 6, 2021 Board of Supervisors Meeting and November 3, 2021 Landowners' Election
5. Staff Reports
   A. Attorney

B. Engineer
C. Field Manager's Report
    i. Consideration of Contract to Empty Dog Waste Stations **(Added)**
    ii. Consideration of Proposal for Perimeter Tree Trimming **(Added)**
D. District Manager's Report
    i. Approval of Check Register
    ii. Balance Sheet & Income Statement

6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

SECTION III

SECTION B

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 3, 2021, the Minutes of which are attached hereto as **Exhibit A**, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

Justin Frye	Seat 1	Votes	6
Adam Rhinehart	Seat 2	Votes	6
Andrew Rhinehart	Seat 5	Votes	5

Section 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

Justin Frye	4 Year Term
Adam Rhinehart	4 Year Term
Andrew Rhinehart	2 Year Term

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 1st DAY OF DECEMBER 2021

Attest:

NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson

SECTION D

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, PROVIDING FOR CONFLICT AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors ("**Board**"), shall organize by electing one of its members as Chairperson and by electing a Secretary, and such other officers as the Board may deem necessary.

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

1. DISTRICT OFFICERS. The District officers are as follows:

_____ is appointed Chairperson.

_____ is appointed Vice-Chairperson.

_____ is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

2. CONFLICTS. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 1st day of December 2021

ATTEST:

NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

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, **October 6, 2021** at 10:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Justin Frye	Chairman
Adam Rhinehart	Vice Chairman
Christine Aviles	Assistant Secretary
Matthew Cassidy	Assistant Secretary
Andrew Rhinehart	Assistant Secretary

Also present were:

Tricia Adams	GMS
Jill Burns *by Zoom*	GMS
Clayton Smith *by Zoom*	GMS
Roy Van Wyk	KE Law
Marshal Tindall	GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams opened the floor for public comment and hearing none, the next item followed.

THIRD ORDER OF BUSINESS **Administration of Oath to Newly Appointed Supervisor Christine Aviles**

Ms. Adams noted that the Oath of Office had been administered prior to the start of the meeting.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the August 4, 2021 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the August 4, 2021 Board of Supervisor's meeting and asked for any comments or corrections. There being none, there was a motion of approval.

> On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, the Minutes from the August 4, 2021 Board of Supervisors Meetings, were approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2022-01 Waiving a Portion of the Rules of Procedure Regarding Notice of District Meetings**

Mr. Wyk stated that rules and procedures required they publish notice of each meeting seven days prior to the meeting. However, the resolution he presented eliminated that requirement and would instead rely on the posting of the annual meetings at the beginning of the fiscal year and posting of the meetings on the website. He added that it was his opinion that it was sufficient notice, as well as the fact that if there was a meeting that was not on the original schedule or included new agenda items on a continued agenda, they would then need to send a notice out.

Ms. Adams asked if there were any questions, and hearing none, asked for a motion to approve.

> On MOTION by Mr. Frye, seconded by Mr. Adam Rhinehart, with all in favor, Resolution 2022-01 Waiving a Portion of the Rules of Procedure Regarding Notice of District Meetings, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Audit Services Engagement Letter for Fiscal Year 2021 Audit**

Ms. Adams presented the resolution, noting that the Board had met previously as an audit committee and selected Grau & Associates. She noted the letter was included in the agenda package and added that it was the financials that ended September 30th, 2021. She explained the agreement was in accordance with their proposals and was within the budget of $4,600. She asked for a motion to approve.

On MOTION by Mr. Frye seconded by Mr. Adam Rhinehart, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2021 Audit, was approved.

**Andrew Rhinehart joined the meeting at this time.*

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

i. Memorandum Regarding Wastewater Services and Stormwater Management Needs Analysis

Mr. Wyk reviewed the memorandum, noting that the District Engineer would need to put together a report by June 2022 to submit to the county. He explained the report would include the infrastructure in place for the stormwater systems as to what improvements they expected in the next five years and what those costs would be. He asked if there were any questions and hearing none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Field Manager's Report

Mr. Tindall went over the field manager's report which can be found in the agenda packet.

i. Consideration of Proposal to Add Shade Structures to Existing Playgrounds *(to be provided under separate cover)*

Mr. Tindall stated he had reached out to several companies to add 20x30 shade structures to existing playgrounds.

Ms. Adams added that as far as quotes and a budget for the shade structures, the budget that was adopted for the current year had a small contingency allocated for capital reserves. She noted the shade structure projected was not funded as part of the current budget.

Mr. Tindall also noted the cheapest quote he had received was close to $3,000, so it was better to wait.

Ms. Adams stated that they would defer the item and bring it back as the Board considered the budget for the next fiscal year as a potential capital project.

ii. Consideration of Proposal to Add Fencing to Existing Playgrounds *(to be provided under separate cover)*

Mr. Tindall stated that there were two different locations that they would need fencing.

Ms. Adams also noted that if the Board would want a staff recommendation as to prioritizing shade versus fencing, or if they were both found to be critical, she would provide the information.

The Board decided to also defer this item until the next year's budget.

iii. Consideration of Proposal to Add Dog Waste Stations to Select Common Areas *(to be provided under separate cover)*

Ms. Adams noted this was a much more affordable project and that Mr. Tindall had provided a phase-in option of starting with two dog waste stations and considering more in the future as a budget-friendly option. The total for the two stations was $860, which was within budget.

On MOTION by Mr. Frye, seconded by Mr. Adam Rhinehart, with all in favor, the Proposal to Add Dog Waste Stations to Select Common Areas, was approved.

iv. Consideration of Proposals for Landscape Enhancements *(to be provided under separate cover)*

Ms. Adams stated that this proposal was for a supplemental entrance cleanup totaling $450. He noted that this also covered replacing the trees around the entrances that had died, but that they would defer it to the Fiscal Year 2023 budget. He also added that there was mulch that needed to be replaced as well.

D. District Manager's Report

i. Discussion Regarding Resident Requests to Replace Street Trees

Ms. Adams noted that residents had requested that trees be replaced around the CDD but asked for Board input due them being on CDD property. Ms. Burns added that the Board could decide whether or not the trees could be replaced by residents, and if they were allowed, they wanted to know what they could be replaced with.

The Board decided that they would have Mr. Smith come up with a list of 3 different trees that they could replace it with that was approved by the City of Davenport.

ii. Approval of Check Register

Ms. Adams presented the check register, noting that it totaled $39,870.30. The Board had no questions, so she asked for a motion to approve.

> On MOTION by Mr. Frye, seconded by Mr. Adam Rhinehart, with all in favor, the Check Register, totaling $39,870.30, was approved.

iii. Balance Sheet and Income Statement

Ms. Adams noted that the unaudited financials through August 31st 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.

iv. Ratification of Series 2019 Requisitions #100 to #103

Ms. Adams presented requisitions #100-#103 and asked for a motion to ratify.

> On MOTION by Mr. Frye, seconded by Mr. Adam Rhinehart, with all in favor, the Series 2019 Requisitions #100 to #103 of Series, were ratified.

v. Reminder that the Landowners' Election is Scheduled for Wednesday, November 3, 2021 @ 11:30 AM at Winter Haven Holiday Inn Meeting Location

a. Regular November Board Meeting is Currently Scheduled for 10:30 AM that Same Day

Ms. Adams noted that there had been some adjustments to the meeting schedule for the current fiscal year, so District staff recommended that they change the meeting time to the same time of 11:30 a.m. She also noted that if there were not any time-sensitive District matters, the meeting was subject to being cancelled for lack of agenda items.

Mr. Cassidy asked which seats were open, and Ms. Burns responded that they were seat numbers 1, 2, and 5 would be up for election.

EIGHTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS **Supervisors Requests and Audience comments**

There being none, the next item followed.

TENTH ORDER OF BUSINESS **Adjournment**

Ms. Burns adjourned the meeting.

On MOTION by Mr. Frye, seconded by Mr. Adam Rhinehart, with all in favor, the meeting was adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

MINUTES OF MEETING
NORTH BOULEVARD
COMMUNITY DEVELOPMENT DISTRICT

The Landowners' meeting and Election of the Board of Supervisors of the North Boulevard Community Development District was held Wednesday, **November 3, 2021** at 11:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present at the meeting were:

Justin Frye	Landowner/Proxy Holder
Tricia Adams	District Manager, GMS
Roy Van Wyk *by phone*	KE Law Group

The following is a summary of the discussions and actions taken at the November 3, 2021 North Boulevard Community Development District's Landowners' Meeting.

FIRST ORDER OF BUSINESS **Determination of Number of Voting Units Represented**

Ms. Adams noted that she had a proxy authorizing Justin Frye to cast up to 6 votes on behalf of Maronda Homes, LLC of Florida.

SECOND ORDER OF BUSINESS **Call to Order**

Ms. Adams called the meeting to order.

THIRD ORDER OF BUSINESS **Election of Chairman for the Purpose of Conducting the Landowners' Meeting**

Ms. Adams was elected Chairperson for the purpose of conducting the Landowners' meeting.

FOURTH ORDER OF BUSINESS Nominations for the Position of Supervisor

Ms. Adams noted that three seats were up for election: seat 1, seat 2, seat 5. Ms. Adams asked for nominations. Mr. Frye nominated Justine Frye for seat 1, Adam Rhinehart for seat 2, and Andrew Rhinehart for seat 5.

FIFTH ORDER OF BUSINESS Casting of Ballots

Mr. Frye casted 6 votes for Justin Frye, 6 votes for Adam Rhinehart, and 5 votes for Andrew Rhinehart.

SIXTH ORDER OF BUSINESS Ballot Tabulation

Ms. Adams stated that Mr. Frye and Ms. Adan Rhinehart would serve four-year terms and Mr. Andrew Rhinehart will serve a two-year term.

SEVENTH ORDER OF BUSINESS Landowners' Questions and Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Adjournment

The meeting was adjourned.

SECTION V

SECTION C

North Boulevard CDD

Field Management Report

December 1st, 2021

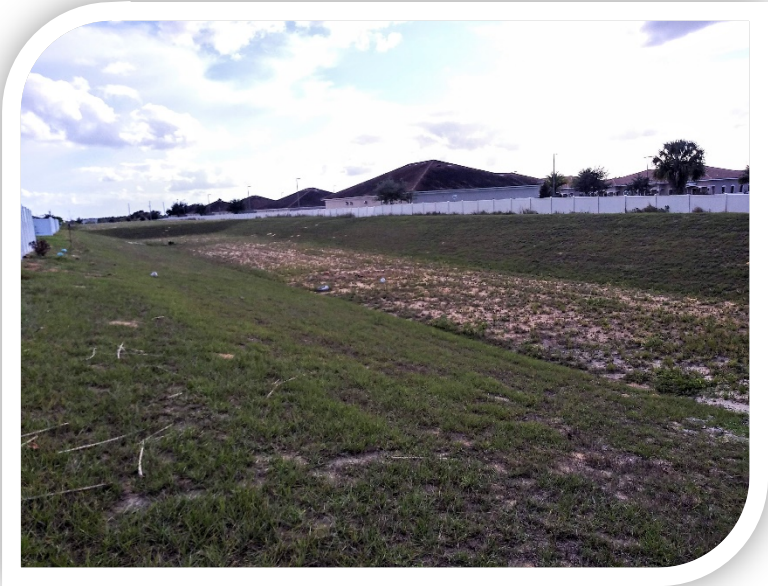
Clayton Smith

Field Services Manager

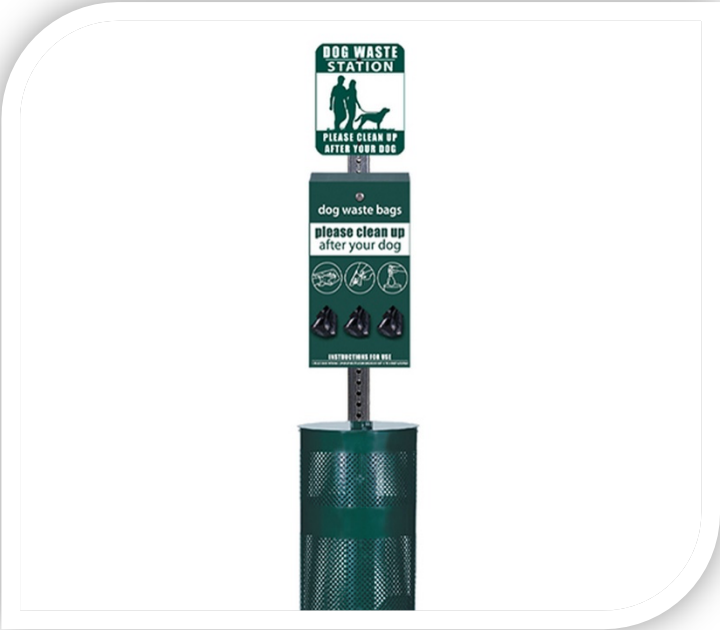
GMS

Complete

Landscaping and General Maintenance



- Working with landscaper to get common areas cleaned up.
- Dog stations read for installation pending servicing contract approvals.
- Repaired outlet covers at entrance signs.

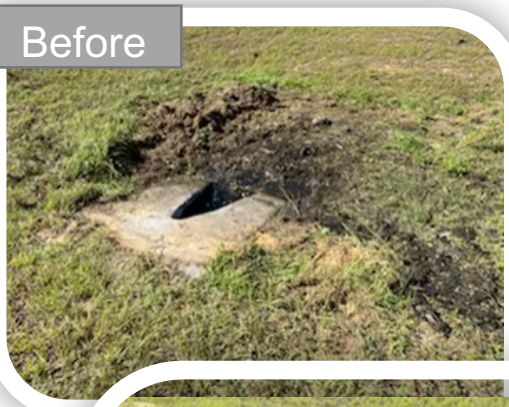


Complete

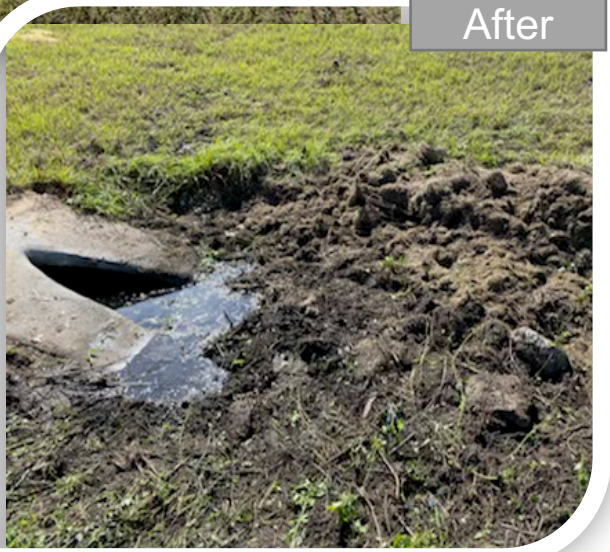
Landscaping and General Maintenance

- Storm drain inspection was completed.
- Mitered end sections and inlets were cleaned out to maintain compliance.

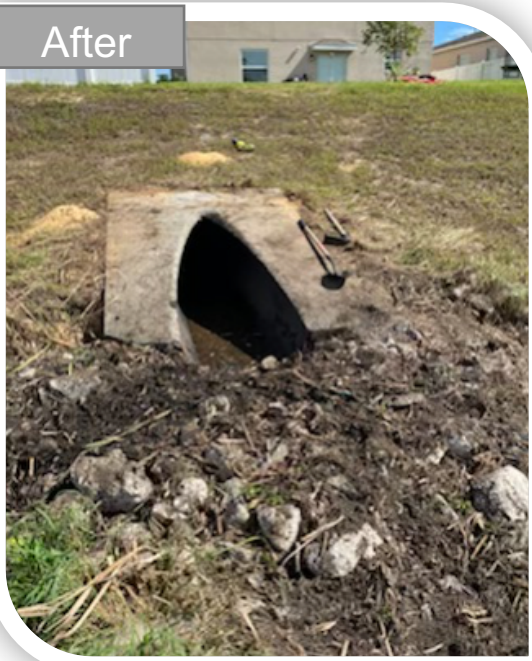
Before



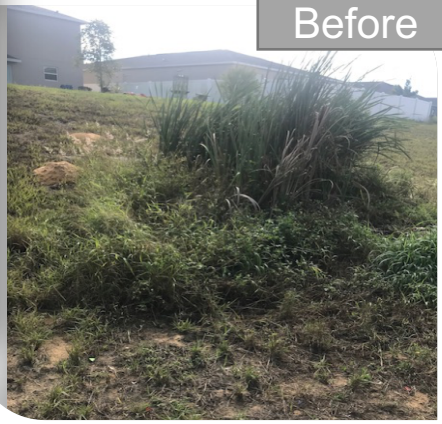
After



After



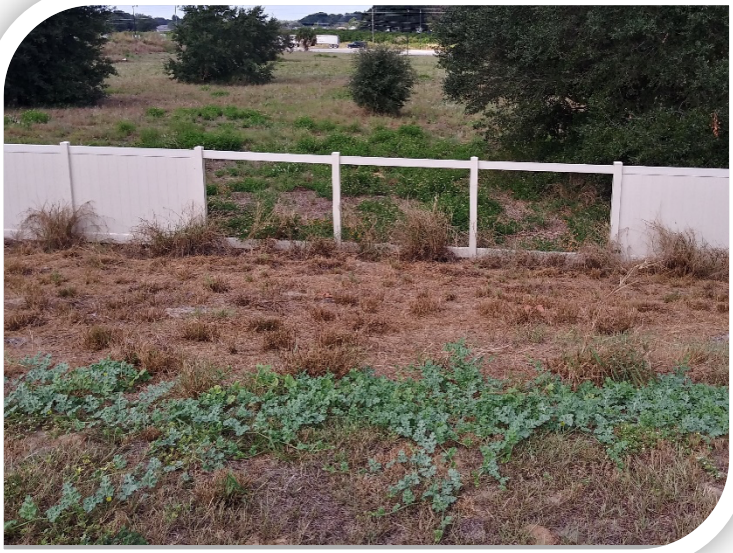
Before



In Progress

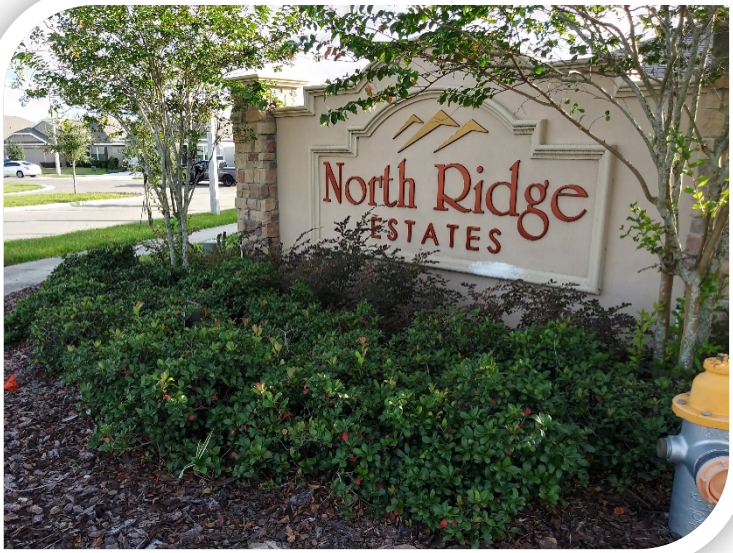
Forest Lake Corner Fence

- Materials ordered and repair will be completed once they arrive.



Entrance Sign Repair

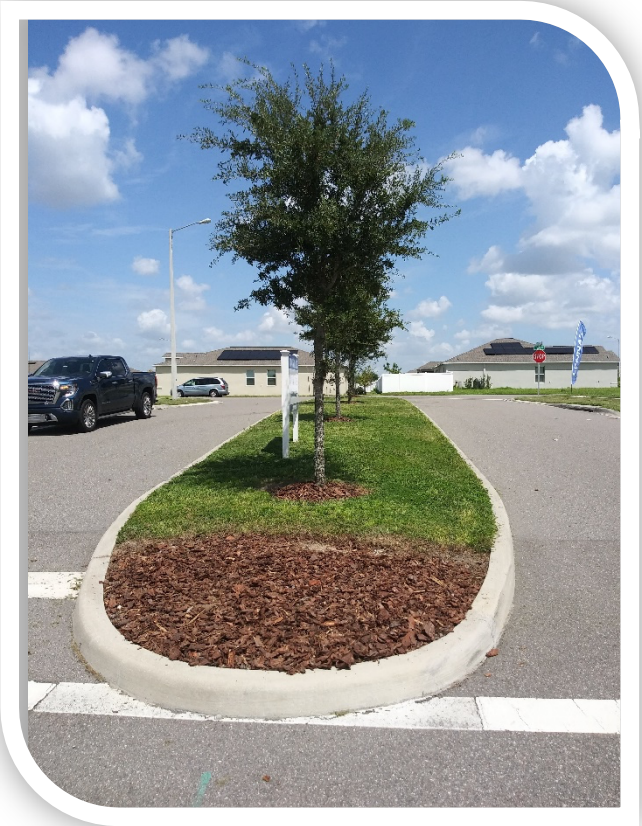
- Materials ordered and repair will be completed once they arrive.



Upcoming

Landscape Enhancements and Sod

- Landscaping improvements are being planned and proposals collected for best application with budget.
- Items include grass seed, adding or refreshing plants at entry signs, tree cleanup, and additional sod especially in areas that were never sodded.



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 1

This item will be provided under separate cover

SECTION 2

This item will be provided under separate cover

SECTION D

SECTION 1

North Boulevard
Community Development District

Summary of Checks

October 01, 2021 through November 22, 2021

Bank	Date	Check No.'s		Amount
General Fund				
	10/12/21	78-83	$	12,059.83
	10/19/21	84-90	$	8,973.96
	10/20/21	91	$	5,594.00
	10/21/21	92	$	28,807.80
	10/22/21	93-98	$	7,505.51
	10/29/21	99	$	880.00
	11/4/21	100-102	$	507.50
	11/12/21	103-104	$	7,933.16
	11/18/21	105-106	$	4,049.48
			$	**76,311.24**

*** CHECK DATES 10/01/2021 - 11/22/2021 *** 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	#
10/12/21	00029	9/15/21	2011696	202108	310-51300-31100		*	382.50		
			ENGINEER SERVICE - AUG 21							
						DEWBERRY ENGINEERING			382.50	000078
10/12/21	00019	6/30/21	40	202106	320-53800-49000		*	1,494.33		
			RMV/RPLC SPEED LIMIT SIGN							
		7/31/21	33	202107	320-53800-49000		*	95.00		
			REMOVE AND DISPOSE TRASH							
		7/31/21	34	202107	320-53800-49000		*	75.00		
			CLEANUP AND DISPOSE TRASH							
		8/31/21	35	202108	320-53800-49000		*	200.00		
			REPAIR AND REPLACE LIGHTS							
		8/31/21	36	202108	320-53800-49000		*	75.00		
			INSPECT AND CLEAN UP							
		9/30/21	37	202109	320-53800-49000		*	360.00		
			INST.SIGN/RPR.FENCE/CLEAN							
						GMS-CENTRAL FLORIDA LLC			2,299.33	000079
10/12/21	00037	8/18/21	08182021	202108	310-51300-42000		*	127.14		
			POSTAGE							
						JOE G. TEDDER, TAX COLLECTOR			127.14	000080
10/12/21	00036	10/05/21	407	202109	310-51300-31500		*	750.86		
			PREP.AGDA/RVW/CONFR/LODGE							
						KE LAW GOUP, PLLC			750.86	000081
10/12/21	00035	9/08/21	4454	202109	320-53800-46201		*	8,075.00		
			ONE TIME MULCH INSTALL							
						PRINCE & SONS INC.			8,075.00	000082
10/12/21	00008	9/01/21	3018	202109	310-51300-35100		*	125.00		
			WEB MAINTENANCE ADA-SEP21							
		9/30/21	3117	202109	310-51300-35100		*	175.00		
			QTRLY WEB AUDIT							
		10/01/21	3160	202110	310-51300-35200		*	125.00		
			WEB MAINTENANCE ADA-OCT21							
						VGLOBALTECH			425.00	000083
10/19/21	00032	10/06/21	AR100620	202110	310-51300-11000		*	200.00		
			SUPERVISOR FEES-10/06/21							
						ADAM RHINEHART			200.00	000084
10/19/21	00024	10/06/21	AR100620	202110	310-51300-11000		*	200.00		
			SUPERVISOR FEE - 10/06/21							
						ANDREW RHINEHART			200.00	000085

*** CHECK DATES 10/01/2021 - 11/22/2021 *** 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	#
10/19/21	00001	7/01/21	7045	202107	320-53800-46200		*	2,797.00		
			LANDSCAPE PH2 - JUL 21							
		8/01/21	7076	202108	320-53800-46200		*	699.25		
			LANDSCAPE PH2 - AUG 21							
						CREATIVE ASSOCIATION SERVICES			3,496.25	000086
10/19/21	00009	10/01/21	85376	202110	310-51300-54000		*	175.00		
			SPECIAL DISTRICT FEE FY22							
						DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00	000087
10/19/21	00019	10/01/21	38	202110	310-51300-34000		*	3,004.17		
			MANAGEMENT FEES - OCT 21							
		10/01/21	38	202110	310-51300-35200		*	100.00		
			WEBSITE MAINTENANCE-OCT21							
		10/01/21	38	202110	310-51300-35100		*	225.00		
			INFORMATION TECH - OCT 21							
		10/01/21	38	202110	310-51300-31300		*	541.67		
			DISSEMINATION SVCS-OCT 21							
		10/01/21	38	202110	310-51300-51000		*	.36		
			OFFICE SUPPLIES							
		10/01/21	38	202110	310-51300-42000		*	6.36		
			POSTAGE							
		10/01/21	38	202110	310-51300-42500		*	.15		
			COPIES							
		10/01/21	39	202110	320-53800-12000		*	625.00		
			FIELD MANAGEMENT - OCT 21							
						GMS-CENTRAL FLORIDA LLC			4,502.71	000088
10/19/21	00033	10/06/21	JF100620	202110	310-51300-11000		*	200.00		
			SUPERVISOR FEE - 10/06/21							
						JUSTIN FRYE			200.00	000089
10/19/21	00003	10/06/21	MC100620	202110	310-51300-11000		*	200.00		
			SUPERVISOR FEE - 10/06/21							
						MATTHEW CASSIDY			200.00	000090
10/20/21	00001	9/01/21	7101	202109	320-53800-46200		*	2,797.00		
			LANDSCAPING PH2 - SEP 21							
		10/01/21	7129	202110	320-53800-46200		*	2,797.00		
			LANDSCAPE PH2 - OCT 21							
						CREATIVE ASSOCIATION SERVICES			5,594.00	000091
10/21/21	00030	10/20/21	IA-FY202	202110	330-57200-49100		*	28,807.80		
			FY22 AMEN.INTRLOCAL AGRMT							
						HOLLY HILL ROAD EAST CDD			28,807.80	000092

*** CHECK DATES 10/01/2021 - 11/22/2021 *** 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	#
10/22/21	00038	10/06/21	CA100620	202110	310-51300-11000		*	200.00		
			SUPERVISOR FEE - 10/06/21							
						CHRISTINE AVILES			200.00	000093
10/22/21	00025	10/15/21	5	202110	310-51300-49000		*	100.00		
			AMORT SCH SER 2017 11-1							
		10/15/21	5	202110	310-51300-49000		*	250.00		
			AMORT SCH SER 2019 11-1							
						DISCLOSURE SERVICES LLC			350.00	000094
10/22/21	00034	10/20/21	00040961	202109	310-51300-48000		*	340.09		
			NOT OF BOS MEETING SEP21							
						LOCAL IQ			340.09	000095
10/22/21	00027	10/22/21	10222021	202110	300-20700-10000		*	3,415.41		
			TXFER TAX RECEIPTS S2017							
						NORTH BOULEVARD CDD			3,415.41	000096
10/22/21	00028	10/22/21	10222021	202110	300-20700-10000		*	3,168.76		
			TXFER TAX RECEIPTS S2019							
						NORTH BOULEVARD CDD			3,168.76	000097
10/22/21	00018	9/10/21	1283	202109	310-51300-31100		*	31.25		
			ENGINEERS CERFIFICATION							
						WOOD & ASSOCIATES ENGINEERING			31.25	000098
10/29/21	00001	10/12/21	7138	202110	320-53800-46200		*	880.00		
			LANDSCAPE - OCT21							
						CREATIVE ASSOCIATION SERVICES			880.00	000099
11/04/21	00019	9/30/21	41	202109	320-53800-49000		*	320.00		
			INSTALL NO PARKING SIGNS							
						GMS-CENTRAL FLORIDA LLC			320.00	000100
11/04/21	00008	11/01/21	3242	202111	310-51300-35200		*	125.00		
			WEB MAINTENANCE ADA-NOV21							
						VGLOBALTECH			125.00	000101
11/04/21	00018	9/10/21	1228	202109	310-51300-31100		*	62.50		
			PRINCIPAL ENGINEER							
						WOOD & ASSOCIATES ENGINEERING			62.50	000102
11/12/21	00001	11/01/21	7155	202111	320-53800-46200		*	2,797.00		
			LANDSCAPING PH2 - NOV21							
						CREATIVE ASSOCIATION SERVICES			2,797.00	000103

*** CHECK DATES 10/01/2021 - 11/22/2021 *** 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	#
11/12/21	00019	11/01/21	42	202111	310-51300-34000		*	3,004.17		
			MANAGEMENT FEES NOV21							
		11/01/21	42	202111	310-51300-35200		*	100.00		
			WEBSITE ADMIN NOV21							
		11/01/21	42	202111	310-51300-35100		*	225.00		
			INFORMATION TEC NOV21							
		11/01/21	42	202111	310-51300-31300		*	541.67		
			DISSEMINATION SVC NOV21							
		11/01/21	42	202111	310-51300-51000		*	2.71		
			OFFICE SUPPLIES							
		11/01/21	42	202111	310-51300-42000		*	3.71		
			POSTAGE							
		11/01/21	42	202111	310-51300-42500		*	34.35		
			COPIES							
		11/01/21	43	202111	320-53800-12000		*	625.00		
			FIELD MANAGEMENT NOV21							
		11/01/21	43	202111	320-53800-49000		*	599.55		
			AMAZON							
						GMS-CENTRAL FLORIDA LLC			5,136.16	000104
11/18/21	00036	11/12/21	707	202110	310-51300-31500		*	3,014.84		
			GENERAL COUNSEL OCT21							
						KE LAW GOUP, PLLC			3,014.84	000105
11/18/21	00034	11/20/21	00041576	202111	310-51300-48000		*	1,034.64		
			NOT OF BOS MEETING NOV21							
						LOCAL IQ			1,034.64	000106

TOTAL FOR BANK A 76,311.24

TOTAL FOR REGISTER 76,311.24

SECTION 2

North Boulevard

Community Development District

Unaudited Financial Reporting

October 31, 2021

Table of Contents

North Boulevard

Community Development District

Combined Balance Sheet

October 31, 2021

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 43,327	$ -	$ -	$ 43,327
Investments:				
Series 2017				
Reserve	$ -	$ 124,075	$ -	$ 124,075
Revenue	$ -	$ 111,501	$ -	$ 111,501
Prepayment	$ -	$ 1,899	$ -	$ 1,899
Redemption	$ -	$ 723	$ -	$ 723
Construction	$ -		$ 5,895	$ 5,895
Series 2019				
Reserve	$ -	$ 107,897	$ -	$ 107,897
Revenue	$ -	$ 118,288	$ -	$ 118,288
Prepayment	$ -	$ 35,028	$ -	$ 35,028
Construction	$ -	$ -	$ 35,267	$ 35,267
Accounts Receivable	$ 1,545	$ -	$ -	$ 1,545
Due From Other	$ 125	$ -	$ -	$ 125
Prepaid Expenses	$ 8,609	$ -	$ -	$ 8,609
Deposits	$ 960	$ -	$ -	$ 960
Total Assets	**$ 54,566**	**$ 499,412**	**$ 41,162**	**$ 595,139**
Liabilities:				
Accounts Payable	$ 3,397	$ -	$ -	$ 3,397
Total Liabilites	**$ 3,397**	**$ -**	**$ -**	**$ 3,397**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 8,609	$ -	$ -	$ 8,609
Assigned For:				
Debt Service - Series 2017	$ -	$ 238,198	$ -	$ 238,198
Debt Service - Series 2019		$ 261,214		$ 261,214
Restricted For:				
Capital Projects - Series 2017	$ -	$ -	$ 5,895	$ 5,895
Capital Projects - Series 2019			$ 35,267	$ 35,267
Unassigned	$ 42,560	$ -	$ -	$ 42,560
Total Fund Balances	**$ 51,169**	**$ 499,412**	**$ 41,162**	**$ 591,742**
Total Liabilities & Fund Balance	$ 54,566	$ 499,412	$ 41,162	$ 595,139

North Boulevard

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2021

	Adopted Budget	Prorated Budget Thru 10/31/21	Actual Thru 10/31/21	Variance
Revenues:				
Assessments - Tax Roll	$ 332,645	$ -	$ -	$ -
Total Revenues	**$ 332,645**	**$ -**	**$ -**	**$ -**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 1,000	$ 1,000	$ -
Engineering Fees	$ 10,000	$ 833	$ -	$ 833
Dissemination Agent	$ 6,500	$ 542	$ 542	$ -
District Counsel	$ 15,000	$ 1,250	$ 3,015	$ (1,765)
Assessment Administration	$ 5,000	$ -	$ -	$ -
Annual Audit	$ 4,600	$ -	$ -	$ -
Trustee Fees	$ 6,000	$ -	$ -	$ -
Management Fees	$ 36,050	$ 3,004	$ 3,004	$ (0)
Information Technology	$ 2,700	$ 225	$ 225	$ -
Website Maintenance	$ 1,200	$ 100	$ 100	$ -
Postage & Delivery	$ 1,100	$ 92	$ 6	$ 85
Telephone	$ 50	$ 4	$ -	$ 4
Printing & Binding	$ 400	$ 33	$ 0	$ 33
Insurance	$ 6,512	$ 6,512	$ 6,127	$ 385
Legal Advertising	$ 5,000	$ 417	$ -	$ 417
Property Taxes	$ 200	$ -	$ -	$ -
Contingency	$ 3,000	$ 250	$ 391	$ (141)
Office Supplies	$ 100	$ 8	$ 0	$ 8
Dues, Licenses & Fees	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 115,587**	**$ 14,445**	**$ 14,585**	**$ (140)**

North Boulevard

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2021

	Adopted Budget	Prorated Budget Thru 10/31/21	Actual Thru 10/31/21	Variance
Operation and Maintenance				
Field Expenses				
Field Management	$ 7,500	$ 625	$ 625	$ -
Electric	$ 6,385	$ 532	$ 475	$ 57
Streetlights	$ 26,305	$ 2,192	$ 1,652	$ 540
Property Insurance	$ 4,079	$ 4,079	$ 3,838	$ 241
Landscape Maintenance	$ 55,500	$ 4,625	$ 3,677	$ 948
Landscape Replacement	$ 20,000	$ 1,667	$ -	$ 1,667
Irrigation Repairs	$ 3,000	$ 250	$ -	$ 250
General Field Repairs & Maintenance	$ 15,000	$ -	$ -	$ -
Contingency	$ 5,000	$ 417	$ -	$ 417
Subtotal	$ 142,769	$ 14,387	$ 10,267	$ 4,119
Amenity Expenses				
Inter-Governmental Expense	$ 57,994	$ 28,808	$ 28,808	$ -
Playground Lease	$ 6,295	$ 525	$ 525	$ -
Subtotal	$ 64,289	$ 29,332	$ 29,332	$ -
Total O&M Expenses:	**$ 207,058**	**$ 43,719**	**$ 39,599**	**$ 4,119**
Total Expenditures	**$ 322,645**	**$ 58,164**	**$ 54,185**	**$ 3,980**
Other Financing Sources/Uses:				
Capital Reserve	$ (10,000)	$ -	$ -	$ -
Total Other Financing Sources/Uses	**$ (10,000)**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 0		$ (54,185)	
Fund Balance - Beginning	$ -		$ 105,353	
Fund Balance - Ending	$ 0		$ 51,169	

North Boulevard

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2021

	Adopted Budget	Prorated Budget Thru 10/31/21	Actual Thru 10/31/21	Variance
Revenues:				
Assessments - Tax Roll	$ 248,150	$ -	$ -	$ -
Interest	$ -	$ -	$ 1	$ 1
Total Revenues	**$ 248,150**	**$ -**	**$ 1**	**$ 1**
Expenditures:				
Interest Expense 11/1	$ 87,231	$ -	$ -	$ -
Principal Expense 5/1	$ 75,000	$ -	$ -	$ -
Interest Expense 5/1	$ 87,231	$ -	$ -	$ -
Total Expenditures	**$ 249,462**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ (1,313)		$ 1	
Fund Balance - Beginning	$ 117,912		$ 238,197	
Fund Balance - Ending	$ 116,599		$ 238,198	

North Boulevard

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2021

	Adopted Budget	Prorated Budget Thru 10/31/21	Actual Thru 10/31/21	Variance
Revenues:				
Assessments - Tax Roll	$ 212,194	$ -	$ -	$ -
Interest	$ -	$ -	$ 1	$ 1
Total Revenues	**$ 212,194**	**$ -**	**$ 1**	**$ 1**
Expenditures:				
Interest Expense 11/1	$ 80,134	$ -	$ -	$ -
Principal Expense 11/1	$ 25,000	$ -	$ -	$ -
Special Call 11/1	$ 40,000	$ -	$ -	$ -
Interest Expense 5/1	$ 80,134	$ -	$ -	$ -
Total Expenditures	**$ 225,269**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ (13,075)		$ 1	
Fund Balance - Beginning	$ 161,047		$ 261,212	
Fund Balance - Ending	$ 147,972		$ 261,214	

North Boulevard

Community Development District

Capital Projects Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2021

	Adopted Budget	Prorated Budget Thru 10/31/21	Actual Thru 10/31/21	Variance
Revenues:				
Interest	$ -	$ -	$ 0	$ 0
Total Revenues	**$ -**	**$ -**	**$ 0**	**$ 0**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 0	
Fund Balance - Beginning	$ -		$ 5,894	
Fund Balance - Ending	$ -		$ 5,895	

North Boulevard

Community Development District

Capital Projects Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2021

	Adopted Budget	Prorated Budget Thru 10/31/21	Actual Thru 10/31/21	Variance
Revenues:				
Interest	$ -	$ -	$ 0	$ 0
Total Revenues	**$ -**	**$ -**	**$ 0**	**$ 0**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 0	
Fund Balance - Beginning	$ -		$ 35,267	
Fund Balance - Ending	$ -		$ 35,267	

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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000
Engineering Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination Agent	$ 542	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 542
District Counsel	$ 3,015	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,015
Assessment Administration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Reamortization Schedules	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Management Fees	$ 3,004	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,004
Information Technology	$ 225	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 225
Website Maintenance	$ 100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 100
Postage & Delivery	$ 6	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Printing & Binding	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Insurance	$ 6,127	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,127
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ 391	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 391
Office Supplies	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Dues, Licenses & Fees	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 14,585**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 14,585**

North Boulevard

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operation and Maintenance													
Field Expenses													
Field Management	$ 625	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 625
Electric	$ 475	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 475
Streetlights	$ 1,652	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,652
Property Insurance	$ 3,838	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,838
Landscape Maintenance	$ 3,677	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,677
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Storm Cleanup & Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal	$ 10,267	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,267
Amenity Expenses													
Inter-Governmental Expense	$ 28,808	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 28,808
Playground Lease	$ 525	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 525
Subtotal	$ 29,332	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,332
Total O&M Expenses:	**$ 39,599**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 39,599**
Total Expenditures	**$ 54,185**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 54,185**
Excess Revenues (Expenditures)	$ (54,185)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (54,185)