

*North Boulevard
Community Development District*

Agenda

April 6, 2022

AGENDA

North Boulevard

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

March 30, 2022

**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, April 6, 2022 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:

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. Consideration of Resolution 2022-04 Electing Officers
4. Approval of Minutes of the February 2, 2022 Board of Supervisors Meeting
5. Consideration of Resolution 2022-05 Authorizing the Use of Electronic Documents and Signatures
6. Consideration of Resolution 2022-06 Setting Public Hearing on Parking Rules
7. 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
8. Other Business

9. Supervisors Requests and Audience Comments
10. Adjournment

Sincerely,

A handwritten signature in blue ink that reads "Tricia Adams". The signature is written in a cursive, flowing style.

Tricia Adams,
District Manager

SECTION III

SECTION A

RESOLUTION 2022-04

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 6th day of April 2022

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, **February 2, 2022** 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
Adam Rhinehart
Matthew Cassidy
Andrew Rhinehart

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Meredith Hammock
Roy Van Wyk *by Zoom*
Rey Malave *by Zoom*
Marshal Tindall
Andy Hatton

District Manager, GMS
District Counsel, KE Law
District Counsel, KE Law
District Engineer, Dewberry Engineers
Field Operations, GMS
Field Operations, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. All four Board members were in attendance and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the floor for public comment and hearing none, the next item followed. There were no audience in attendance.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Christine Aviles

Ms. Adams noted a letter of resignation had been received from Ms. Aviles and asked the Board for acceptance.

On MOTION by Mr. Frye, seconded by Mr. Andrew Rhinehart, with all in favor, Accepting the Resignation of Christine Aviles, was approved.

B. Appointment of Individual to Fulfill Board Vacancy

Ms. Adams asked the Board for nominations to fill the vacancy. She added they could operate as a four-person Board if desired.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, Appointment of Ms. Lindsey Roden to Fill Board Vacancy, was approved.

C. Administration of Oath to Newly Appointed Supervisor

This item was deferred.

D. Consideration of Resolution 2022-04 Electing Officers

This item was deferred.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the December 1, 2021 Board of Supervisors Meeting

Ms. Adams presented the minutes from the December 1, 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. Andrew Rhinehart, with all in favor, the Minutes of the December 1, 2021 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Ratification of Data sharing and Usage Agreement with Polk County Property Appraiser

Ms. Adams stated this agreement allows certain classifications of citizens to keep records exempt from public records. It was due by January 1st and had already been submitted and needs ratifying.

On MOTION by Mr. Frye, seconded by Mr. Andrew Rhinehart, with all in favor, the Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Non-Ad Valorem Contract Agreement with Polk County Property Appraiser

Ms. Adams stated this agreement would place the CDD fees on the tax bills for Polk County. She noted this was due by January 31st and has already been submitted.

On MOTION by Mr. Frye, seconded by Mr. Andrew Rhinehart, with all in favor, the Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Discontinuation of Website Services

Ms. Adams stated the website services will continue and maintain compliance. This is a redundant service for ADA compliance and will be discontinued.

On MOTION by Mr. Frye, seconded by Mr. Andrew Rhinehart, with all in favor, the Discontinuation of Website Services, was ratified.

EIGHTH ORDER OF BUSINESS

Consideration of Dewberry Work Authorization 2022-01 for Stormwater Needs Analysis

Ms. Adams stated this is a new state law to prepare and submit a report for stormwater systems by June 30, 2022. The District Engineer has compiled a work authorization and is included in the agenda packet. The estimated cost for this is \$10,000 and other cost could be up to \$1,000.

On MOTION by Mr. Frye, seconded by Mr. Andrew Rhinehart, with all in favor, the Dewberry Work Authorization 2022-01 for Stormwater Needs Analysis Not to Exceed \$11,000, was approved.

NINTH ORDER OF BUSINESS**Consideration of Proposal from Poop Bandit**

Ms. Adams stated the proposal for waste removal has been prepared and Mr. Tindall has worked with the company. The proposal has been revised to note that North Boulevard is a CDD not an HOA. Mr. Tindall presented the proposal to include the areas included in the proposal and noted it was for two dog stations and playground area for \$110 per month. He reviewed the specifics in the proposal. Ms. Adams added the District has budgeted \$15,000 for this service and the funding is available. Mr. Tindall noted this was a cheaper option than the previous company.

On MOTION by Mr. Frye, seconded by Mr. Andrew Rhinehart, with all in favor, the Proposal from Poop Bandit for Dog Waste Stations, was approved.

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

District Counsel had nothing further to report.

B. Engineer

District Engineer stated there was nothing further to report.

C. Field Manager's Report

Mr. Tindall reviewed the field manager's report which can be found in the agenda packet that included landscaping, tree trimming, pressure washing, sod, fence and entrance sign repair, and trash clean-up.

D. District Manager's Report**i. Approval of Check Register**

Ms. Adams presented the check register for November 23, 2021 through December 31, 2021 noting that it totaled \$12,874.65. Mr. Frye reviewed the Prince proposal and the cost adjustments.

On MOTION by Mr. Frye, seconded by Mr. Andrew Rhinehart, with all in favor, the Check Register, totaling \$12,874.65, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams noted that the unaudited financials through December 2021 were included in the agenda package. She noted they were under budget. She asked if the Board had any questions, and hearing none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELTH ORDER OF BUSINESS

Supervisors Requests and Audience comments

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Chairman/Vice Chairman

SECTION V

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, *Florida Statutes* authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce through the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES. Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS. All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District's operations.

SECTION 4. CONTROLS PROCESSES AND PROCEDURES. The District Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 6th day of April, 2022.

ATTEST:

**NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION VI

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO PARKING ENFORCEMENT.

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 entirely within the City of Haines City, Florida; and

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

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

SECTION 1. The Board intends to adopt *Rules Relating to Parking Enforcement* (“Policy”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such policies at a meeting of the Board to be held on _____, 2022 at _____ .m. at _____.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6th DAY OF APRIL, 2022.

ATTEST:

**NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A: Rules Relating to Parking Enforcement

EXHIBIT A: Rules Relating to Parking and Parking Enforcement

**NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO PARKING ENFORCEMENT**

In accordance with Chapter 190, *Florida Statutes*, and on _____, 2022 at a duly noticed public meeting, the Board of Supervisors of the North Boulevard Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Trailers, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District’s residents and paid users with a means to park Vehicles on-street in certain designated parking areas and remove such Commercial Vehicles, Vehicles, Trailers, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto and incorporated herein by reference.

SECTION 2. DEFINITIONS.

- A. *Commercial Vehicle(s)*. Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Vehicle(s)*. Any mobile item which normally uses wheels, whether motorized or not. For purposes of this Policy, unless otherwise specified, any use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s), Trailer(s), Vessel(s), and Recreational Vessel(s).
- C. *Vessel(s)*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Trailer(s)*. An unpowered vehicle towed by another.
- E. *Recreational Vehicle(s)*. A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.

- F. *Parked.* A Vehicle, Vessel, Trailer, or Recreational Vehicle left unattended by its owner or user.
- G. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.
- H. *Abandoned Vehicle.* Any vehicle that is not operational or has not been moved for a period of (2) weeks.
- I. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.

SECTION 3. DESIGNATED PARKING AREAS. On street parking is only authorized on the odd numbered side of the street (as indicated by address numbers). On street parking is expressly prohibited on the even numbered side of the street (as indicated by address numbers).

The even numbered side of the street (as indicated by address numbers) and those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" for all Vehicles, including Commercial Vehicles, Vessels, Trailers, Recreational Vehicles as set forth in Sections 4 and 5 herein ("**Tow Away Zone**").

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. Each area set forth in **Exhibit A** attached hereto is hereby declared a Tow Away Zone. In addition, any Vehicle which is parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District are hereby authorized to be towed.

SECTION 5. EXCEPTIONS.

- A. ON-STREET PARKING EXCEPTIONS.** Abandoned and/or broken-down Vehicles are not permitted to be parked on-street at any time and are subject to towing at the owner's expense. Commercial Vehicles, Recreational Vehicles, Trailers, and Vessels are not permitted to be parked on-street overnight and shall be subject to towing at owner's expense.
- B. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company Vehicles in order to facilitate District business. All Vehicles so authorized must be identified by a written parking pass issued by the District Manager or his/her designee, which must be clearly displayed in the Vehicle windshield. **No verbal grants of authority will be issued or be held valid.**
- C. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses.

Vehicles owned and operated by any governmental unit may also park on District property while carrying out official duties.

Any Vehicle parked on District property, including District roads, must do so in compliance with all laws, ordinances and codes.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle was not authorized to park under this rule in the Tow-Away Zone, and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels, Trailers and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel, Trailer or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in the Tow-Away Zone.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels, Trailers or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW AWAY ZONES. The Board in its sole discretion may amend these Rules Related to Parking Enforcement from time to time to designate new Tow-Away Zones as the District acquires additional common areas. Such designations of new Tow-Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow-Away Zones.

EXHIBIT A – Tow Away Zone

Effective date: _____, 2022

EXHIBIT A – *Tow Away Zone*

SECTION VII

SECTION C

North Boulevard CDD

Field Management Report



April 06, 2022
Clayton Smith
Field Services Manager
GMS

Complete

Landscaping and General Maintenance

- ✚ Monitoring mowing with landscaper.
- ✚ Monthly playground inspections.
- ✚ Reviewed and removed some leftover drain socks in the community.



Complete

Landscaping and General Maintenance

- + Approved tree trimming was completed.
- + Rear fence along Forest Lake was cleaned up and dead plants removed.



Complete

Landscaping and General Maintenance

- ✚ Installed approved rear landscape access gate.
- ✚ Gopher scram treatment was applied.



In Progress

Sod

- ✚ Areas were assessed.
- ✚ Coordinating with vendor for sod installation as weather becomes more conducive.



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

November 23, 2021 through December 31, 2021

Bank	Date	Check No.'s		Amount
General Fund				
	1/7/22	115-116	\$	9,324.50
	1/14/22	117-118	\$	964.50
	1/20/22	119-120	\$	9,953.14
	1/25/22	121-122	\$	436,822.53
			\$	457,064.67

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/25/22	00027	1/25/22 01252022	202201 300-20700-10000	TRANSFER OF TAX RCPT S17	*	241,023.25	
				NORTH BOULEVARD CDD			241,023.25 000121
1/25/22	00028	1/25/22 01252022	202201 300-20700-10000	TRANSFER OF TAX RCPT S19	*	195,799.28	
				NORTH BOULEVARD CDD			195,799.28 000122
TOTAL FOR BANK A						457,064.67	
TOTAL FOR REGISTER						457,064.67	

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SECTION 2

North Boulevard
Community Development District

Unaudited Financial Reporting
January 31, 2022



Table of Contents

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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
January 31, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 335,360	\$ -	\$ -	\$ 335,360
Investments:				
<u>Series 2017</u>				
Reserve	\$ -	\$ 123,950	\$ -	\$ 123,950
Revenue	\$ -	\$ 267,340	\$ -	\$ 267,340
Prepayment	\$ -	\$ 125	\$ -	\$ 125
Redemption	\$ -	\$ 723	\$ -	\$ 723
Construction	\$ -		\$ 5,895	\$ 5,895
<u>Series 2019</u>				
Reserve	\$ -	\$ 106,097	\$ -	\$ 106,097
Revenue	\$ -	\$ 206,751	\$ -	\$ 206,751
Interest	\$ -	\$ -	\$ -	\$ -
Sinking Fund	\$ -	\$ -	\$ -	\$ -
Prepayment	\$ -	\$ 1,660	\$ -	\$ 1,660
Construction	\$ -	\$ -	\$ 35,268	\$ 35,268
Due From General Fund		\$ 5,236	\$ -	\$ 5,236
Deposits	\$ 960	\$ -	\$ -	\$ 960
Total Assets	\$ 336,320	\$ 711,881	\$ 41,163	\$ 1,089,363
Liabilities:				
Accounts Payable	\$ 19,033	\$ -	\$ -	\$ 19,033
Due to Debt Service	\$ 5,236	\$ -	\$ -	\$ 5,236
Total Liabilities	\$ 24,268	\$ -	\$ -	\$ 24,268
Fund Balance:				
Assigned For:				
Debt Service - Series 2017	\$ -	\$ 395,027	\$ -	\$ 395,027
Debt Service - Series 2019	\$ -	\$ 316,854	\$ -	\$ 316,854
Restricted For:				
Capital Projects - Series 2017	\$ -	\$ -	\$ 5,895	\$ 5,895
Capital Projects - Series 2019	\$ -	\$ -	\$ 35,268	\$ 35,268
Unassigned	\$ 312,052	\$ -	\$ -	\$ 312,052
Total Fund Balances	\$ 312,052	\$ 711,881	\$ 41,163	\$ 1,065,095
Total Liabilities & Fund Balance	\$ 336,320	\$ 711,881	\$ 41,163	\$ 1,089,363

North Boulevard
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 332,645	\$ 320,851	\$ 320,851	\$ -
Total Revenues	\$ 332,645	\$ 320,851	\$ 320,851	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,000	\$ 2,000
Engineering Fees	\$ 10,000	\$ 3,333	\$ 223	\$ 3,111
Dissemination Agent	\$ 6,500	\$ 2,000	\$ 2,000	\$ -
District Counsel	\$ 15,000	\$ 5,000	\$ 3,870	\$ 1,130
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Annual Audit	\$ 4,600	\$ -	\$ -	\$ -
Trustee Fees	\$ 6,000	\$ 3,717	\$ 3,717	\$ -
Management Fees	\$ 36,050	\$ 12,017	\$ 12,017	\$ (0)
Information Technology	\$ 2,700	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 400	\$ 700	\$ (300)
Postage & Delivery	\$ 1,100	\$ 367	\$ 71	\$ 296
Telephone	\$ 50	\$ 17	\$ -	\$ 17
Printing & Binding	\$ 400	\$ 133	\$ 58	\$ 75
Insurance	\$ 6,512	\$ 6,512	\$ 6,127	\$ 385
Legal Advertising	\$ 5,000	\$ 1,667	\$ 1,035	\$ 632
Property Taxes	\$ 200	\$ -	\$ -	\$ -
Contingency	\$ 3,000	\$ 1,000	\$ 528	\$ 472
Office Supplies	\$ 100	\$ 33	\$ 26	\$ 7
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 115,587	\$ 46,271	\$ 38,446	\$ 7,825

North Boulevard

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2022

	Adopted Budget	Prorated Budget Thru 01/31/22	Actual Thru 01/31/22	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 7,500	\$ 2,500	\$ 2,500	\$ -
Electric	\$ 6,385	\$ 2,128	\$ 1,891	\$ 237
Streetlights	\$ 26,305	\$ 8,768	\$ 6,450	\$ 2,319
Property Insurance	\$ 4,079	\$ 4,079	\$ 3,838	\$ 241
Landscape Maintenance	\$ 55,500	\$ 18,500	\$ 12,068	\$ 6,432
Landscape Replacement	\$ 20,000	\$ 6,667	\$ -	\$ 6,667
Irrigation Repairs	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
General Field Repairs & Maintenance	\$ 15,000	\$ -	\$ 3,736	\$ (3,736)
Contingency	\$ 5,000	\$ 1,667	\$ 5,192	\$ (3,526)
Subtotal	\$ 142,769	\$ 45,309	\$ 35,675	\$ 9,634
Amenity Expenses				
Inter-Governmental Expense	\$ 57,994	\$ 28,808	\$ 28,808	\$ -
Playground Lease	\$ 6,295	\$ 2,098	\$ 2,098	\$ -
Subtotal	\$ 64,289	\$ 30,906	\$ 30,906	\$ -
Total O&M Expenses:	\$ 207,058	\$ 76,215	\$ 66,581	\$ 9,634
Total Expenditures	\$ 322,645	\$ 122,486	\$ 105,027	\$ 17,459
<u>Other Financing Sources/Uses:</u>				
Capital Reserve	\$ (10,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ (10,000)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 0		\$ 215,824	
Fund Balance - Beginning	\$ -		\$ 96,228	
Fund Balance - Ending	\$ 0		\$ 312,052	

North Boulevard

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 248,150	\$ 249,057	\$ 249,057	\$ -
Interest	\$ -	\$ -	\$ 4	\$ 4
Total Revenues	\$ 248,150	\$ 249,057	\$ 249,061	\$ 4
Expenditures:				
Interest Expense 11/1	\$ 87,231	\$ 87,231	\$ 87,231	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal Expense 5/1	\$ 75,000	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ 87,231	\$ -	\$ -	\$ -
Total Expenditures	\$ 249,462	\$ 87,231	\$ 92,231	\$ (5,000)
Excess Revenues (Expenditures)	\$ (1,313)		\$ 156,830	
Fund Balance - Beginning	\$ 117,912		\$ 238,197	
Fund Balance - Ending	\$ 116,599		\$ 395,027	

North Boulevard
Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 212,194	\$ 202,326	\$ 202,326	\$ -
Interest	\$ -	\$ -	\$ 4	\$ 4
Total Revenues	\$ 212,194	\$ 202,326	\$ 202,329	\$ 4
Expenditures:				
Interest Expense 11/1	\$ 80,134	\$ 80,134	\$ 81,688	\$ (1,553)
Principal Expense 11/1	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
Special Call 11/1	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
Interest Expense 5/1	\$ 80,134	\$ -	\$ -	\$ -
Total Expenditures	\$ 225,269	\$ 145,134	\$ 146,688	\$ (1,553)
Excess Revenues (Expenditures)	\$ (13,075)		\$ 55,642	
Fund Balance - Beginning	\$ 161,047		\$ 261,212	
Fund Balance - Ending	\$ 147,972		\$ 316,854	

North Boulevard
Community Development District
Capital Projects Fund - Series 2017
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 0	
Fund Balance - Beginning	\$ -		\$ 5,895	
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 January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1	\$ 1
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 1	
Fund Balance - Beginning	\$ -		\$ 35,267	
Fund Balance - Ending	\$ -		\$ 35,268	

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	\$ -	\$ 6,628	\$ 310,502	\$ 3,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320,851
Total Revenues	\$ -	\$ 6,628	\$ 310,502	\$ 3,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320,851
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Engineering Fees	\$ -	\$ -	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 223
Dissemination Agent	\$ 542	\$ 542	\$ (1,083)	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
District Counsel	\$ 3,015	\$ 161	\$ 340	\$ 355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,870
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ 3,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,717
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,017
Information Technology	\$ 225	\$ 225	\$ 225	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 225	\$ 225	\$ 100	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Postage & Delivery	\$ 6	\$ 4	\$ 52	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ 0	\$ 34	\$ 23	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58
Insurance	\$ 6,127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,127
Legal Advertising	\$ -	\$ 1,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,035
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 391	\$ 56	\$ 44	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 528
Office Supplies	\$ 0	\$ 3	\$ 13	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 19,710	\$ 9,005	\$ 3,940	\$ 5,792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,446

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	\$ 475	\$ 330	\$ 676	\$ 409	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,891
Streetlights	\$ 1,652	\$ 1,505	\$ 1,787	\$ 1,505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,450
Property Insurance	\$ 3,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,838
Landscape Maintenance	\$ 3,677	\$ 2,797	\$ 2,797	\$ 2,797	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,068
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ 1,626	\$ 2,110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,736
Contingency	\$ 660	\$ 4,390	\$ 38	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,192
Subtotal	\$ 10,927	\$ 9,647	\$ 7,550	\$ 7,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35,675
Amenity Expenses													
Inter-Governmental Expense	\$ 28,808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,808
Playground Lease	\$ 525	\$ 525	\$ 525	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,098
Subtotal	\$ 29,332	\$ 525	\$ 525	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30,906
Total O&M Expenses:	\$ 40,259	\$ 10,172	\$ 8,074	\$ 8,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	66,581
Total Expenditures	\$ 59,970	\$ 19,176	\$ 12,014	\$ 13,867	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	105,027
Excess Revenues (Expenditures)	\$ (59,970)	\$ (12,548)	\$ 298,488	\$ (10,146)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	215,824

North Boulevard
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

Gross	\$	357,681.61	\$	277,646.12	\$	225,550.48	\$	860,878.21
Net	\$	332,643.90	\$	258,210.89	\$	209,761.95	\$	800,616.74

ON ROLL ASSESSMENTS

41.55%	32.25%	26.20%	100.00%
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Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Property Appraiser	Net Receipts	O&M Portion	2017 Debt Service Portion	2019 Debt Service Portion	Total
11/19/21	11/1/21 - 11/7/21	\$10,956.05	(\$210.36)	(\$438.23)	\$0.00	\$0.00	\$10,307.46	\$4,282.59	\$3,324.31	\$2,700.56	\$10,307.46
11/24/21	11/1/21 - 11/7/21	\$1,641.76	(\$31.03)	(\$90.30)	\$0.00	\$0.00	\$1,520.43	\$631.72	\$490.36	\$398.35	\$1,520.43
11/30/21	11/8/21 - 11/14/21	\$4,384.18	(\$84.18)	(\$175.36)	\$0.00	\$0.00	\$4,124.64	\$1,713.72	\$1,330.26	\$1,080.66	\$4,124.64
12/01/21	Inv#4651835	\$0.00	\$0.00	\$0.00	\$0.00	(\$8,608.78)	(\$8,608.78)	(\$3,576.82)	(\$2,776.46)	(\$2,255.50)	(\$8,608.78)
12/14/21	11/15/21-11/23/21	\$35,428.60	(\$680.23)	(\$1,417.11)	\$0.00	\$0.00	\$33,331.26	\$13,848.62	\$10,749.83	\$8,732.81	\$33,331.26
12/17/21	11/24/21-11/30/21	\$728,741.89	(\$13,991.85)	(\$29,149.31)	\$0.00	\$0.00	\$685,600.73	\$284,856.52	\$221,116.51	\$179,627.70	\$685,600.73
12/31/21	12/01/21-12/15/21	\$39,254.57	(\$755.12)	(\$1,498.47)	\$0.00	\$0.00	\$37,000.98	\$15,373.34	\$11,933.37	\$9,694.27	\$37,000.98
01/18/22	12/16-12/31/21	\$11,113.57	(\$182.80)	(\$333.38)	\$0.00	(\$1,640.28)	\$8,957.11	\$3,721.54	\$2,888.80	\$2,346.77	\$8,957.11
TOTAL		\$ 831,520.62	\$ (15,935.57)	\$ (33,102.16)	\$ -	\$ (10,249.06)	\$ 772,233.83	\$ 320,851.23	\$ 249,056.98	\$ 202,325.62	\$ 772,233.83

96%	Net Percent Collected
\$ 28,382.91	Balance Remaining to Collect