

*North Boulevard
Community Development District*

Agenda

May 4, 2022

AGENDA

North Boulevard Community Development District

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

April 27, 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, May 4, 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>

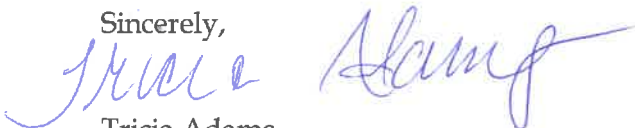
Zoom Call-In Information: 1-646-876-9923

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. Approval of Minutes of the April 6, 2022 Board of Supervisors Meeting
4. Consideration of Resolution 2022-07 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing
5. Review of Stormwater Needs Analysis Report
6. 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 Registered Voters: 562
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

Sincerely,



Tricia Adams,
District Manager

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, **April 6, 2022** at 10:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom.

Present and constituting a quorum:

Adam Rhinehart
Matthew Cassidy
Lindsay Roden

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Meredith Hammock
Rey Malave *by Zoom*
Marshal Tindall

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams stated there were no members of the public in attendance nor do they have any members of the public who Zoomed in. She stated that they were closing the public comment period.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2022-04 Electing Officers

Ms. Adams stated they were welcoming to this Board Supervisor Lindsay Roden. She has been administered the oath of office outside of this meeting. Ms. Adams noted that Ms. Roden is

fully prepared to participate in all Board action. Ms. Adams also noted that as result of Supervisor Roden's appointment to the Board of Supervisors, they do want to consider an election of officers. She stated that Board members may want to consider keeping the existing slate of officers and adding Supervisor Roden as an Assistant Secretary.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, Nominating Supervisor Lindsay Roden as Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 2, 2022 Board of Supervisors Meeting

Ms. Adams presented the minutes from the February 2, 2022 Board of Supervisor's meeting minutes. She noted that these minutes have been reviewed by District counsel as well as District management staff. She stated she would be happy to take any comments or corrections. Hearing none, there was a motion of approval.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the Minutes of the February 2, 2022 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-05 Authorizing the Use of Electronic Documents and Signatures

Ms. Adams stated that some of the Board members were familiar with this new option. District counsel has prepared this resolution and she will be presenting it for the Board members.

Ms. Hammock presented that the Resolution 2022-05 would allow the electronic documents and signatures by the Board to add some flexibility in terms of getting signatures. Written signature would still be required for bond documents.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, Resolution 2022-05 Authorizing the Use of Electronic Documents and Signatures, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2022-06
Setting Public Hearing on Parking Rules**

Ms. Adams stated that this has been prepared by District counsel. District management staff and District counsel have been reviewing the current parking rules and there are some areas that they would like to improve in terms of defining the terminology. This does require a public rule hearing on the Districts parking rules. Ms. Adams noted that the rules are enforced with towing and that there are some statutory compliance issues.

Ms. Adams noted that what they are seeking today is Board approval to schedule a public hearing to amend the District's Parking Rules. She stated that the hearing requires a 28 and 29-day notice, so they don't have enough time to notice this for the May meeting. She suggested that they consider setting this hearing for the August meeting date because the Board will be meeting in August to approve the final budget. That meeting date would be August 3rd, 2022. She noted that they can set the rule hearing earlier if Board members feel compelled to hasten the process. The other meeting date option would be the week of July 4th. Approving Resolution 2022-06 would set a public hearing for amending the parking rules on August 3rd, 2022. She asked for any further discussion and heard none.

On MOTION by Mr. Cassidy, seconded by Mr. Rhinehart, with all in favor, Resolution 2022-06 Setting Public Hearing to Amend Parking Rules , was approved.

Ms. Adams noted that would also give them the opportunity if there are any other issues that they need to address with the parking rules. They will make sure everything is ruled into that same time. It gives them some time for further review of the existing rules.

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

District Counsel had nothing further to report.

B. Engineer

Mr. Malave stated that they are working on the stormwater needs analysis as required and authorized by the Board. He noted they should have a draft for the May meeting, so that will give everyone the opportunity to look at it prior to them submitting it in June. On the parking rules, Mr. Malave asked if they need a site plan to show no parking. Ms. Adams stated no, they will be circulating the proposed amended parking rules. She noted that if Mr. Malave sees anything that needs to be fine-tuned from a diagram perspective, they will seek his input.

C. Field Manager's Report

Mr. Tindall noted that the landscaper has been doing a better job the last couple of months. They were previously having issues with the equipment and personnel. He stated they should be in weekly mode starting this month. He noted that hopefully they will have less of an issue with pocket gophers during weekly service because the mounds will be mowed.

Mr. Tindall stated that the other thing that happened was the trees were finally trimmed. Before, there was some concern and some issue with clarifying if the landscaper would or would not trim the trees given the existing agreement. This year they have crepe myrtle trimming and the oak lifting. The community looks much better. On the back road on Forest Lake, the bushes and the trees were not doing well. That entire area was cleaned up and all the dead materials were removed. He noted that this also looks much better.

Mr. Tindall noted that the other item that they had was the landscape gate access for one of the southwest tract was installed to ensure maintenance access.

Mr. Tindall stated that gophers application was applied. They have monitored it and it is not the most practical solution going forward because of cost. He stated that it did seem to have an effect early on during applications, but it didn't last as long as they had hoped. It probably lasted a couple of weeks. Then, gopher activity increased again. He stated they had dozens of active mounds that were new within 24 hours. It did seem to help in some areas, but they just moved to another location. It is only a deterrent; it doesn't remove the gopher. The gopher scam is not a practical cost-effective solution going forward. If the Board would like them to pursue, they can still try and make that work. He noted that they had their guys hold off on additional applications. They are getting a price together for alternative options. Trapping is around \$200 per gopher. He stated that there is no real upward limit for that. It could keep going and be \$20,000 easily. It takes multiple days, and it is not going to be a humane option. He noted that trapping is going to kill the

gophers the same as pesticides. Poisons are more cost-effective. They will go through and put poison into the tunnels. The gophers go down and die in the tunnels and don't have to be removed. They also gas the tunnels. The only thing to clarify with that proposal is pricing and what the effects and dangers would be to pets and residents during application. He noted that they would have to post signs if there are any hazards. He questioned if people have their dogs out there, is there going to be any kind of cross contamination that could occur that animals could be hurt by. He stated that they are working to clarify that. The vendor has not given the pricing yet. They are trying to get it so the Board can consider that in the near future.

Mr. Tindall stated that beyond that they are doing the final assessment for sod application with the construction funds. He stated that he spoke with the sod vendor; they had a couple of sod trucks that were lost, and the grass didn't hold. He noted that it will be the end of the month before application of sod. It will be a matter of going through on a priority level and picking areas, cleaning them up and applying sod. He stated that they would go through that the day before and mark up the areas and do rough map views of the areas that they reviewed that need sod. He referred to page 29 of the agenda packet and stated that the green area was lacking sod at one point. He also stated a developer came in and applied sod to that area. That area was a bad section. The red areas are high priority or lacking sod completely. The purple areas may lack sod, but they are lower priority due to visibility or they have sod. He stated that basically they will not sod if they have enough sod now or have enough grass that has grown and established. He noted he preferred to avoid disrupting that by putting fresh sod and having any kind of underlying issues with the rains coming in for summer, for example, 'A' on Forest Lake. If the Board decides that they don't want to pursue 'A' specifically because it's not as visible with the community, they can focus on some of the purple areas too. G and F were areas that were never sodded. The circle by Hoover Blvd. needs sod where it has washed out. D has been sodded, that's on the interior of the fence. It makes it very hard to keep that area mowed and maintained. E is the same deal. B has no sod. A is really the big issue going forward to try and maintain that area.

Mr. Rhinehart asked if they would go after the areas as he has them labeled A, B, C, D, E, F or is that a naming convention? Mr. Tindall stated that it was a naming convention because they are going to have to go do the project based on square feet. Resmondo Sod is the value provider but will not provide an estimate because of grading work that would be required. He noted that they will probably go through the entrances first. They will double check that they don't have any

areas that need spruced up. He stated he would go through the areas along North Blvd. and see if there are any major concerns where rutting has happened. Then, he would go through the other areas. He stated they will try to do areas that are highly visible first. The only thing is if the Board decides that they don't want to push that Forest lake area because of the lack of visibility on that back road.

Mr. Rhinehart stated that he doesn't know how much priority they should make that one. Mr. Tindall responded that at least the northeast corner, as the map is laid out, they could test some sod down there. He stated he would go through with Resmondo the day before and mark it out. Mr. Rhinehart asked Mr. Tindall which areas he thinks is more compelling. Mr. Tindall responded as far as what needs sod the most, C is probably the worst area, but it is also the least visible. It is a very large tract and the budget isn't there to do so because that alone is probably going to be \$15,000 for sod, at least. If anyone wants to pursue that, they will have to budget for it in a future year. The original price they gave to do all the sod was \$60,000. Mr. Rhinehart asked what they have budget wise. Mr. Tindall responded \$35,000. Ms. Adams stated there is \$20,000 in the adopted budget for this current year for landscape enhancement. Mr. Tindall stated that this is the construction fund. Ms. Adams stated that they had just verified the number of construction funds was \$35,000. Mr. Tindall stated they will put down what they can in the most visible areas. He stated that on E, he would like to have it done because of the sand patch, which makes it very hard to mow, it's hard on the mowers and it is steep. He noted they will prioritize visible sections as the community has complained a lot. Unfortunately, a lot of the sections they have complained about, aren't due to lack of sod originally.

Mr. Rhinehart asked if they would only be able to do half of what has been proposed. Ms. Adams responded that there is \$35,000 in the construction fund. This has been identified this as a viable project to use up all those funds. There is also \$20,000 in landscape replacement that is in part of the regular operating budget. Mr. Tindall noted that the landscape replacement budget also must include their annuals, mulching, and tree replacements. He noted that he would be weary to add sod, at this point. Mr. Cassidy noted that it would exhaust the entire budget. Ms. Adams stated that there are some landscape voids right now in medians and other places. Mr. Tindall agreed that the medians need to be worked on. Mr. Cassidy asked if September 30 was year-end. Ms. Adams responded that September 30 is year-end, and noted we going into a good season for sod installation. Mr. Tindall stated that summer rains is usually a good time to put sod down. Mr.

Cassidy agreed that it is, and they need to give some attention to it, but that he is wary of using up the budget on this item if something else were to happen during the summer. Mr. Tindall stated that this is just a map to review the areas that need sod. They will try to push the construction budget down, but with all the complaints in the community, his initial direction is going to be shifted slightly to deal with the visible areas. They will put down sod where they can after the visible areas are handled and some of the other tracts. They will try to get the ones resolved that they can for maintenance reasons. Mr. Tindall stated that C might be broken down into a couple of years and that they could do a third of it at a time, which would make it more cost-effective going forward. Mr. Cassidy asked if they need to decide which areas they want to move forward with today. Mr. Tindall stated that if the Board would like to vote, they can go through and vote. Ms. Adams stated that the Board can provide direction to staff and prioritize areas to allocate construction funds. Any other landscape enhancement proposals and come back to the Board for action in the future. She noted that it would be good to have Board member input on this sod schedule. Mr. Tindall stated that he would go through these areas and double check them, take some current photos and put together a small proposal for the applications of the construction funds. He also stated he will plan out their landscape replacement budget and have that at their next meeting. Ms. Adams offered for Mr. Rhinehart to be hands-on with this project and work with Mr. Tindall before the next meeting. Staff want to be sure the Board's priorities are aligned with efforts.

Mr. Rhinehart asked what the proposal would encompass because she stated A probably isn't a high priority and purple is going to be low priority. Mr. Tindall responded that initially A was a high priority because it has no sod and was a maintenance nightmare. He stated it looks a little better now and that they have a little grass starting to establish, but it is still bad as soon as it dries out. It's only cleaned up a little bit because its summer. Mr. Rhinehart stated he was asking what the proposal would be. Mr. Tindall stated that he reevaluates the proposal and that it is an original map that he had for Resmondo. They had discussed after Mr. Tindall moved things around a couple of times that they would just come out the day before and mark up the areas because it also includes grading, it's not just sod. Mr. Rhinehart stated that they need to communicate between now and the next meeting to flesh out exactly what is the most appropriate thing to do. Mr. Tindall stated he will get with him on that.

Ms. Adams stated that once those funds are depleted as it comes to things that would impact the current budget, those will come back to the Board for consideration for action later. Ms. Adams asked for any other questions or comments regarding the field managers report or field services budgeting. Mr. Rhinehart stated that there was a note that said there would be monthly playground inspections and he was curious if they had issues with the playgrounds. Mr. Tindall stated that no, he goes out there as a proactive service. He walks through the playground and checks everything to see if anything is loose, check for graffiti, check the quality of mulch, any washouts, spiders, bugs, etc. Mr. Rhinehart asked if they had received any complaints about it being too hot. Mr. Tindall stated that they have already reviewed shade and shade is not a practical option for the budget. Fencing and shade prices were outside the budget. Ms. Adams stated that they are working on their proposed budget, it will be presented to the Board next month. If there are comments or questions regarding funding for landscape replacement or capital projects next year, please convey that to staff. There will be ample time to work with the budget. She stated that it would be laid out in May, but it is not scheduled to be adopted until August. She asked if there was anything else for Mr. Tindall and heard nothing.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register for November 23, 2021 through January 25, 2022 noting that it totaled \$457,064.67. She also noted that there is a detailed check run summary included behind the register. She stated she would be happy to answer any questions and that this item does require Board approval. Mr. Cassidy asked for Ms. Adams to explain the transfer of tax receipts for 241 and 195. Ms. Adams stated that the District collects its operations and maintenance as well as debt services fees as a non-ad valorem assessment on the tax bill. When residents pay their property tax bill, the portion due to the District and transmitted from the County to the District. The District retains the amount for operations and maintenance fees that comprise the general fund. The amount that is designated for the debt service payments to pay back the bond debt gets transferred to the account that is managed by the Trustee. The Trustee oversees the interest and principal payments on that account.

Mr. Cassidy asked why there are two issuances of them. Ms. Adams responded that because property owners pay their taxes at different times, they will often receive 10 or more different transmittals from Polk County. The County transmits the money as it comes in, in batches. She

stated they will see several transfers all the way up through June or even July. If someone doesn't pay their property tax bill, then the tax collector facilitates the tax certificate sale in June, the District's portion of that collection is transmitted to the District. Mr. Cassidy asked if they can expect an S-18 since the description says transfer of tax receipt S-17 and the next one says S-19. Ms. Adams stated that label is tied into the bond issuance. When they look at the financials, they can see there is Series 2017 and Series 2019, which is when the District issued the bonds. It is not necessarily going to be consecutive years. It depends on when the bonds are issued, and it is identified by that year as a series. Ms. Adams asked if there were any more questions or discussion on the check run summary and heard none.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the Check Register, totaling \$457,064.67, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams noted that the unaudited financials through January 31, 2022, were included in the agenda package. She noted that it starts on page 37 of their PDF. She stated that along the top is helpful information to tie back to some of the things they have been discussing. The first column is the general fund budget and most of the funds in the operating account come from the receipt of tax revenues. The next account is the debt service fund, managed by the Trustee and the Series 2017 and Series 2019 are there. She stated that the next one is the bond capital project fund, these are the bond funds that are available for the capital projects, and this is where the \$35,268 is identified. They did reconfirm that the balance is current as there have not been any bond requisitions. The next pages of their financials give a good picture of where they are on spending relative to the adopted budget. She stated that they are in an extremely good position as far as collections of assessments. They are showing almost 100% collected. For their expenses, the administration of the District or general and administrative adopted budget their prorated expense is \$46,000 and their actuals are \$38,000. This Board has done a great job at controlling expenses. She stated that they can see it in the field expenses, their prorated budget is \$122,000, but their actuals are \$105,000. She stated that under their capital reserve this year, they do have \$10,000 scheduled to be a transfer out for their capital reserve. She stated that probably in the next couple of months, they will see that reflected on the financials and the transfer out is typically not made until they are in receipt of the tax revenue. The next pages show the payments scheduled for the

year, which includes the interest and principal payments for their 2017 and 2019 bond debt. She stated that no action is required, and that this is there for informational purposes. She noted she would be happy to answer any questions that the Board members may have. She asked if there were any other business or Board member requests. Hearing none, she stated that their next meeting is May the 4th.

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. Adams adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; 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, 2022, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing 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 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 3, 2022

HOOR: 10:30 a.m.

LOCATION: Holiday Inn – Winter Haven
200 Cypress Gardens Blvd.,
Winter Haven, FL 33880

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

4. **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.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

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

PASSED AND ADOPTED THIS 4th DAY OF MAY, 2022.

ATTEST:

**NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By:_____
Its:_____

North Boulevard

Community Development District

Proposed Budget
FY 2023



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North Boulevard

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - On Roll	\$332,645	\$324,400	\$8,245	\$332,645	\$ 332,645
Carryforward Balance	\$0	\$0	\$0	\$0	\$ 24,563
Total Revenues	\$ 332,645	\$ 324,400	\$ 8,245	\$ 332,645	\$ 357,208
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 2,800	\$4,000	\$6,800	\$12,000
Engineering Fees	\$ 10,000	\$ 573	\$2,100	\$2,673	\$10,000
Dissemination Agent	\$ 6,500	\$ 3,000	\$3,500	\$6,500	\$6,500
Attorney Fees	\$ 15,000	\$ 5,669	\$5,669	\$11,338	\$15,000
Assessment Administration	\$ 5,000	\$ 5,000	\$0	\$5,000	\$5,000
Annual Audit	\$ 4,600	\$ 4,600	\$0	\$4,600	\$4,700
Trustee Fees	\$ 6,000	\$ 7,758	\$0	\$7,758	\$7,780
Management Fees	\$ 36,050	\$ 18,025	\$18,025	\$36,050	\$37,853
Information Technology	\$ 2,700	\$ 1,350	\$1,350	\$2,700	\$1,800
Website Maintenance	\$ 1,200	\$ 900	\$600	\$1,500	\$1,200
Postage & Delivery	\$ 1,100	\$ 112	\$360	\$472	\$1,100
Telephone	\$ 50	\$0	\$50	\$50	\$50
Printing & Binding	\$ 400	\$ 80	\$240	\$320	\$400
Insurance	\$ 6,512	\$ 6,127	\$0	\$6,127	\$7,352
Legal Advertising	\$ 5,000	\$ 1,035	\$1,857	\$2,892	\$4,000
Property Taxes	\$ 200	\$ -	\$150	\$150	\$200
Contingency	\$ 3,000	\$ 649	\$649	\$1,299	\$3,000
Office Supplies	\$ 100	\$ 26	\$26	\$52	\$100
Dues, Licenses & Fees	\$ 175	\$ 175	\$0	\$175	\$175
Total Administrative	\$115,587	\$57,879	\$38,577	\$96,456	\$118,210

North Boulevard

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Operation and Maintenance					
<u>Field Expenditures</u>					
Field Management	\$ 7,500	\$3,750	\$3,750	\$7,500	\$ 7,875
Electric	\$ 6,385	\$3,025	\$4,200	\$7,225	\$ 7,300
Streetlights	\$ 26,305	\$10,302	\$11,790	\$22,092	\$ 23,000
Property Insurance	\$ 4,079	\$3,838	\$0	\$3,838	\$ 4,606
Landscape Maintenance	\$ 55,500	\$28,612	\$27,732	\$56,344	\$ 61,500
Landscape Replacement & Enhancement	\$ 20,000	\$0	\$10,000	\$10,000	\$ 20,000
Irrigation Repairs	\$ 3,000	\$0	\$1,500	\$1,500	\$ 3,000
General Field Repairs & Maintenance	\$ 15,000	\$7,226	\$7,500	\$14,726	\$ 15,000
Contingency	\$ 5,000	\$1,702	\$3,298	\$5,000	\$ 5,000
Subtotal	\$142,769	\$58,455	\$69,770	\$128,225	\$147,281
<u>Amenity Expenditures</u>					
Inter-Governmental Expense	\$ 57,994	\$28,808	\$ 29,186	\$57,994	\$ 73,823
Playground Lease	\$ 6,295	\$3,147	\$3,147	\$6,295	\$ 6,295
Trash Collection	\$ -	\$127	\$760	\$887	\$ 1,600
Subtotal	\$64,289	\$32,082	\$33,094	\$65,176	\$81,718
Subtotal Operations & Maintenance	\$ 207,058	\$ 90,537	\$ 102,864	\$ 193,401	\$ 228,999
Total Expenditures	\$ 322,645	\$ 148,416	\$ 141,440	\$ 289,857	\$ 347,208
<u>Other Financing Sources/Uses:</u>					
Capital Reserve	\$ (10,000)	\$ -	\$ (10,000)	\$ (10,000)	\$ (10,000)
Total Other Financing Sources/Uses	\$ (10,000)	\$ -	\$ (10,000)	\$ (10,000)	\$ (10,000)
Excess Revenues/(Expenditures)	\$ -	\$ 175,984	\$ (143,195)	\$ 32,788	\$ (0)

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	\$332,645.00	\$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 provide 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. This cost is based upon the Series 2019 and 2022 bond series. Governmental Management Services – Central Florida, LLC completes these reporting requirements.

Attorney Fees

The District's legal counsel provides 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 is contracted with Governmental Management Services – Central Florida, LLC 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 Series 2017 and Series 2019 bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

North Boulevard Community Development District General Fund Budget

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services – Central Florida, LLC provides these systems.

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. Governmental Management Services – Central Florida, LLC provides these services.

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 and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

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

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services 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 coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Landscape Maintenance

Represents the 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.

Trash Collection

Represents the cost incurred for waste collection throughout the district.

Other Financing Sources/Uses

Capital Reserve

Represents projected excess funds transfer out to the Capital Reserve Fund

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

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - Tax Roll	\$ 248,150	\$ 251,812	\$ 6,399	\$ 258,211	\$ 258,211
Interest	\$ -	\$ 6	\$ 6	\$ 12	\$ -
Carry Forward Surplus ⁽¹⁾	\$ 117,912	\$ 114,247	\$ -	\$ 114,247	\$ 113,008
Total Revenues	\$ 366,061	\$ 366,065	\$ 6,405	\$ 372,470	\$ 371,219
Expenditures					
Interest - 11/1	\$ 87,231	\$ 87,231	\$ -	\$ 87,231	\$ 85,678
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal - 5/1	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 75,000
Interest - 5/1	\$ 87,231	\$ -	\$ 87,231	\$ 87,231	\$ 85,678
Special Call - 5/1	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -
Total Expenditures	\$ 249,462	\$ 92,231	\$ 167,231	\$ 259,462	\$ 246,356
Excess Revenues/(Expenditures)	\$ 116,599	\$ 273,834	\$ (160,826)	\$ 113,008	\$ 124,863

Interest - 11/1/2023 \$ 84,365.63
Total \$ 84,365.63

⁽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
11/01/22	\$ 3,615,000.00	\$ -	\$ 85,678.13	\$ 85,678.13
05/01/23	\$ 3,615,000.00	\$ 75,000.00	\$ 85,678.13	
11/01/23	\$ 3,540,000.00	\$ -	\$ 84,365.63	\$ 245,043.75
05/01/24	\$ 3,540,000.00	\$ 80,000.00	\$ 84,365.63	
11/01/24	\$ 3,460,000.00	\$ -	\$ 82,725.63	\$ 247,091.25
05/01/25	\$ 3,460,000.00	\$ 80,000.00	\$ 82,725.63	
11/01/25	\$ 3,380,000.00	\$ -	\$ 81,085.63	\$ 243,811.25
05/01/26	\$ 3,380,000.00	\$ 85,000.00	\$ 81,085.63	
11/01/26	\$ 3,295,000.00	\$ -	\$ 79,343.13	\$ 245,428.75
05/01/27	\$ 3,295,000.00	\$ 90,000.00	\$ 79,343.13	
11/01/27	\$ 3,205,000.00	\$ -	\$ 77,498.13	\$ 246,841.25
05/01/28	\$ 3,205,000.00	\$ 90,000.00	\$ 77,498.13	
11/01/28	\$ 3,115,000.00	\$ -	\$ 75,653.13	\$ 243,151.25
05/01/29	\$ 3,115,000.00	\$ 95,000.00	\$ 75,653.13	
11/01/29	\$ 3,020,000.00	\$ -	\$ 73,456.25	\$ 244,109.38
05/01/30	\$ 3,020,000.00	\$ 100,000.00	\$ 73,456.25	
11/01/30	\$ 2,920,000.00	\$ -	\$ 71,143.75	\$ 244,600.00
05/01/31	\$ 2,920,000.00	\$ 105,000.00	\$ 71,143.75	
11/01/31	\$ 2,815,000.00	\$ -	\$ 68,715.63	\$ 244,859.38
05/01/32	\$ 2,815,000.00	\$ 110,000.00	\$ 68,715.63	
11/01/32	\$ 2,705,000.00	\$ -	\$ 66,171.88	\$ 244,887.50
05/01/33	\$ 2,705,000.00	\$ 115,000.00	\$ 66,171.88	
11/01/33	\$ 2,590,000.00	\$ -	\$ 63,512.50	\$ 244,684.38
05/01/34	\$ 2,590,000.00	\$ 120,000.00	\$ 63,512.50	
11/01/34	\$ 2,470,000.00	\$ -	\$ 60,737.50	\$ 244,250.00
05/01/35	\$ 2,470,000.00	\$ 125,000.00	\$ 60,737.50	
11/01/35	\$ 2,345,000.00	\$ -	\$ 57,846.88	\$ 243,584.38
05/01/36	\$ 2,345,000.00	\$ 130,000.00	\$ 57,846.88	
11/01/36	\$ 2,215,000.00	\$ -	\$ 54,840.63	\$ 242,687.50
05/01/37	\$ 2,215,000.00	\$ 140,000.00	\$ 54,840.63	
11/01/37	\$ 2,075,000.00	\$ -	\$ 51,603.13	\$ 246,443.75
05/01/38	\$ 2,075,000.00	\$ 145,000.00	\$ 51,603.13	
11/01/38	\$ 1,930,000.00	\$ -	\$ 48,250.00	\$ 244,853.13
05/01/39	\$ 1,930,000.00	\$ 155,000.00	\$ 48,250.00	
11/01/39	\$ 1,775,000.00	\$ -	\$ 44,375.00	\$ 247,625.00
05/01/40	\$ 1,775,000.00	\$ 160,000.00	\$ 44,375.00	
11/01/40	\$ 1,615,000.00	\$ -	\$ 40,375.00	\$ 244,750.00
05/01/41	\$ 1,615,000.00	\$ 170,000.00	\$ 40,375.00	
11/01/41	\$ 1,445,000.00	\$ -	\$ 36,125.00	\$ 246,500.00
05/01/42	\$ 1,445,000.00	\$ 175,000.00	\$ 36,125.00	
11/01/42	\$ 1,270,000.00	\$ -	\$ 31,750.00	\$ 242,875.00
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
	\$ 3,615,000.00	\$ 2,839,005.00	\$ 6,454,005.00	

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

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - Tax Roll	\$ 212,194	\$ 204,563	\$ 5,198	\$ 209,761	\$ 209,762
Interest	\$ -	\$ 6	\$ 6	\$ 12	\$ -
Carry Forward Surplus ⁽¹⁾	\$ 161,047	\$ 155,115	\$ -	\$ 155,115	\$ 138,067
Total Revenues	\$ 373,241	\$ 359,685	\$ 5,204	\$ 364,888	\$ 347,829
Expenditures					
Interest - 11/1	\$ 80,134	\$ 81,688	\$ -	\$ 81,688	\$ 80,134
Special Call - 11/1	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ -
Principal - 11/1	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ 50,000
Interest - 5/1	\$ 80,134	\$ -	\$ 80,134	\$ 80,134	\$ 79,072
Total Expenditures	\$ 225,269	\$ 146,688	\$ 80,134	\$ 226,822	\$ 209,206
Excess Revenues/(Expenditures)	\$ 147,972	\$ 212,997	\$ (74,930)	\$ 138,067	\$ 138,623

Interest - 11/1/2023 \$ 79,071.88
Principal - 11/1/2023 \$ 50,000.00
Total \$ 129,071.88

⁽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
05/01/22	\$ 2,955,000.00	\$ -	\$ 80,134.38	
11/01/22	\$ 2,955,000.00	\$ 50,000.00	\$ 80,134.38	\$ 210,268.75
05/01/23	\$ 2,905,000.00	\$ -	\$ 79,071.88	
11/01/23	\$ 2,905,000.00	\$ 50,000.00	\$ 79,071.88	\$ 208,143.75
05/01/24	\$ 2,855,000.00	\$ -	\$ 78,009.38	
11/01/24	\$ 2,855,000.00	\$ 55,000.00	\$ 78,009.38	\$ 211,018.75
05/01/25	\$ 2,800,000.00	\$ -	\$ 76,840.63	
11/01/25	\$ 2,800,000.00	\$ 55,000.00	\$ 76,840.63	\$ 208,681.25
05/01/26	\$ 2,745,000.00	\$ -	\$ 75,534.38	
11/01/26	\$ 2,745,000.00	\$ 60,000.00	\$ 75,534.38	\$ 211,068.75
05/01/27	\$ 2,685,000.00	\$ -	\$ 74,109.38	
11/01/27	\$ 2,685,000.00	\$ 60,000.00	\$ 74,109.38	\$ 208,218.75
05/01/28	\$ 2,625,000.00	\$ -	\$ 72,684.38	
11/01/28	\$ 2,625,000.00	\$ 65,000.00	\$ 72,684.38	\$ 210,368.75
05/01/29	\$ 2,560,000.00	\$ -	\$ 71,140.63	
11/01/29	\$ 2,560,000.00	\$ 65,000.00	\$ 71,140.63	\$ 207,281.25
05/01/30	\$ 2,495,000.00	\$ -	\$ 69,596.88	
11/01/30	\$ 2,495,000.00	\$ 70,000.00	\$ 69,596.88	\$ 209,193.75
05/01/31	\$ 2,425,000.00	\$ -	\$ 67,671.88	
11/01/31	\$ 2,425,000.00	\$ 75,000.00	\$ 67,671.88	\$ 210,343.75
05/01/32	\$ 2,350,000.00	\$ -	\$ 65,609.38	
11/01/32	\$ 2,350,000.00	\$ 80,000.00	\$ 65,609.38	\$ 211,218.75
05/01/33	\$ 2,270,000.00	\$ -	\$ 63,409.38	
11/01/33	\$ 2,270,000.00	\$ 85,000.00	\$ 63,409.38	\$ 211,818.75
05/01/34	\$ 2,185,000.00	\$ -	\$ 61,071.88	
11/01/34	\$ 2,185,000.00	\$ 90,000.00	\$ 61,071.88	\$ 212,143.75
05/01/35	\$ 2,095,000.00	\$ -	\$ 58,596.88	
11/01/35	\$ 2,095,000.00	\$ 95,000.00	\$ 58,596.88	\$ 212,193.75
05/01/36	\$ 2,000,000.00	\$ -	\$ 55,984.38	
11/01/36	\$ 2,000,000.00	\$ 95,000.00	\$ 55,984.38	\$ 206,968.75
05/01/37	\$ 1,905,000.00	\$ -	\$ 53,371.88	
11/01/37	\$ 1,905,000.00	\$ 105,000.00	\$ 53,371.88	\$ 211,743.75
05/01/38	\$ 1,800,000.00	\$ -	\$ 50,484.38	
11/01/38	\$ 1,800,000.00	\$ 110,000.00	\$ 50,484.38	\$ 210,968.75
05/01/39	\$ 1,690,000.00	\$ -	\$ 47,459.38	
11/01/39	\$ 1,690,000.00	\$ 115,000.00	\$ 47,459.38	\$ 209,918.75
05/01/40	\$ 1,575,000.00	\$ -	\$ 44,296.88	
11/01/40	\$ 1,575,000.00	\$ 120,000.00	\$ 44,296.88	\$ 208,593.75
05/01/41	\$ 1,455,000.00	\$ -	\$ 40,921.88	
11/01/41	\$ 1,455,000.00	\$ 130,000.00	\$ 40,921.88	\$ 211,843.75
05/01/42	\$ 1,325,000.00	\$ -	\$ 37,265.63	
11/01/42	\$ 1,325,000.00	\$ 135,000.00	\$ 37,265.63	\$ 209,531.25
05/01/43	\$ 1,190,000.00	\$ -	\$ 33,468.75	
11/01/43	\$ 1,190,000.00	\$ 145,000.00	\$ 33,468.75	\$ 211,937.50
05/01/44	\$ 1,045,000.00	\$ -	\$ 29,390.63	
11/01/44	\$ 1,045,000.00	\$ 150,000.00	\$ 29,390.63	\$ 208,781.25
05/01/45	\$ 895,000.00	\$ -	\$ 25,171.88	
11/01/45	\$ 895,000.00	\$ 160,000.00	\$ 25,171.88	\$ 210,343.75
05/01/46	\$ 735,000.00	\$ -	\$ 20,671.88	
11/01/46	\$ 735,000.00	\$ 170,000.00	\$ 20,671.88	\$ 211,343.75
05/01/47	\$ 565,000.00	\$ -	\$ 15,890.63	
11/01/47	\$ 565,000.00	\$ 180,000.00	\$ 15,890.63	\$ 211,781.25
05/01/48	\$ 385,000.00	\$ -	\$ 10,828.13	
11/01/48	\$ 385,000.00	\$ 185,000.00	\$ 10,828.13	\$ 206,656.25
05/01/49	\$ 200,000.00	\$ -	\$ 5,625.00	
11/01/49	\$ 200,000.00	\$ 200,000.00	\$ 5,625.00	\$ 211,250.00
		\$ 2,955,000.00	\$ 2,928,625.00	\$ 5,883,625.00

North Boulevard

Community Development District

Proposed Budget Capital Reserve Fund

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/Uses:					
Transfer In	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
Total Other Financing Sources/Uses	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
Excess Revenues/(Expenditures)	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 20,000

SECTION V

NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT

Stormwater Management Projection Report
(Section 403.9302 F.S.)

JUNE 01, 2022



ORIGINAL

SUBMITTED BY
Dewberry Engineers Inc.
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SUBMITTED TO
North Boulevard CDD
GMS – Tricia Adams - District Manager
219 East Livingston Street
Orlando, FL 32801

Polk County, BOCC
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Stormwater Management Projection Report

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1. Introduction

This report has been prepared to meet the requirements of Section 403.9302 Florida Statutes (F.S.) – Stormwater Management Projections. The North Boulevard Community Development District (the “District” or “CDD”) does not provide wastewater services and thus is not required to submit a wastewater service projections report under 403.9301 F.S.

The CDD is located entirely within the City of Haines City (“City”), Polk County (“County”), Florida. Section 403.9302(1) specifies independent special districts, including North Boulevard CDD, must provide a report to the County by June 30, 2022. The rule was enacted in 2021 and requires a report submittal every 5 years beginning in 2022. This report has been prepared and submitted to satisfy the reporting requirements for 2022.

The District is located east side of US Highway 27 at the intersection of West North Boulevard and Holly Hill Road (see also Exhibit 1). The CDD consists of approximately 86 acres, 389 single-family units with 50 ft wide lots, and a recreational/open space area. The development was constructed in one (1) phase. The District is approved for up to a total of 389 units along with the associated stormwater infrastructure. The CDD is designated as planned residential community. The land use is designated as Low Density Residential North Ridge (LDRNR) and zoning for the development is Residential Planned Unit Development North Ridge (RPUDNR).

2. Detailed Description of the Stormwater System

Stormwater management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries (see Exhibit 2). Stormwater is discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the existing stormwater detention/retention ponds for water quality treatment and attenuation. The stormwater systems utilize dry detention/retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District’s stormwater treatment systems are regulated by the County and the Southwest Florida Water Management District (“SWFWMD”).

The system is designed to provide drainage and flood abatement such as flooding events associated with rainfall and hurricanes for water quality improvements and to reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events. The system falls within the Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map Panel No. 1202660220G, dated January 29, 2020, and is not located within Flood Zone X. The 100-year flood volumes are compensated as required by the County, SJRWMD, and FEMA.

Specifically, the stormwater system consists of dry ponds for the treatment and total retention of the runoff that is carried out and collected in pipes, curbs, and surfaces to convey this runoff. These systems discharge to the ground through percolation. The SWFWMD regulates the design criteria for District stormwater management facilities. The District has adhered to the design criteria of these agencies, which requires that drainage systems be designed to hold a 100-year, 24-hour rainfall event. Treatment of stormwater will be provided in accordance with the design guidelines for dry retention systems as mandated by the SWFWMD. Stormwater runoff is collected by curbs and stormwater conveyance surfaces with drainage inlets and an underground storm pipe system conveyed to the retention ponds. The overall drainage system is shown on the Master Stormwater Plan, Exhibit 2. The District provides funding on a yearly basis for the maintenance of said detention/retention ponds/lakes. These improvements are owned and maintained by the District. The system consists of five (5) dry ponds and lakes (see Exhibit 2).

The stormwater operation and maintenance program includes, but is not limited to:

- routine mowing of turf associated with stormwater ponds, swales, and banks;
- debris and trash removal from inlet grates, ditches, etc.;
- routine outfall structure cleaning;

- sediment removal from the stormwater system (i.e. by use of vacuum trucks);
- muck removal where legacy pollutants are dredged;
- street sweeping;
- pump and mechanical irrigation system maintenance for irrigation pumps; and
- public outreach and education.

3. Number of Current and Projected Residents

The number of current and projected residents are required to be calculated in 5-year increments for a 20-year period. Unlike a city or county service area, the CDD's jurisdiction is very limited and cannot be expanded or contracted without a public hearing and approvals from the local municipality.

Additionally, the supplemental rule instructions provided by the Office of Economic and Demographic Research ("EDR") states when an independent special district completely falls within a county or a municipality, EDR will calculate the appropriate population estimates. North Boulevard CDD falls within the City of Haines City, Polk County, Florida

Table 3.1 Population Projections

POPULATION PROJECTIONS IN 5-YEAR INCREMENTS				
6/2022	6/2027	6/2032	6/2037	6/2042
To be calculated by EDR	To be calculated by EDR	To be calculated by EDR	To be calculated by EDR	To be calculated by EDR

4. Stormwater Service Area

The North Boulevard CDD service area consists of the District lands as shown in Exhibit 2 and included in the service area map (Exhibit 3) and legal description (Exhibit 4). The project is currently developed with all stormwater improvements completed for all phases.

5. Current and Projected Costs of Providing Service

Table 5.1 provides for a 20-year period, calculated in 5-year increments with an estimated increase of 10% per year.

Table 5.1 Cost Projections

CURRENT AND PROJECTS COSTS OF PROVIDING SERVICE BASED ON FISCAL YEAR				
2022	2027	2032	2037	2042
\$ 142,200	\$156,400	\$172,040	\$189,244	\$208,168

6. Estimated Remaining Useful Life

The estimated remaining useful life of the stormwater system and facilities is 25-years. The system is monitored on an annual basis and replacement as well as repairs are provided as needed to the components of the system. The replacement of the inlets, control outfall structures but should not be a major expense to the district within the next 20-year time horizon. No major replacements, which include culverts and pipe networks, control structures, etc., are expected within the next 20-years. All open stormwater storage and conveyance systems are maintained and have an unlimited service life.

Table 6.1 Major Replacement Schedule

MAJOR REPLACEMENT SCHEDULE WITH FUNDING					
PROJECT	CURRENT (2022)	2023-2027	2028-2032	2033-2037	2038-2042
Project name	N/A	N/A	N/A	N/A	N/A

7. Recent 5-Year Funding Status

The District has continually provided for all expenditures within the District over the last 5-year history of annual contributions. All funding is obtained through the property tax authority of the District through annual assessments to each unit within the District. The District's current reserve fund is approximately \$10,000, which is sufficient for future capital needs for maintenance or expansion of facilities or major components.

Table 7.1 Funding Sources

5-YEAR FUNDING SOURCES				
YEAR	ANTICIPATED EXPENDITURES	BUDGET FUNDS AVAILABLE	RESERVES FUND BALANCE	OTHER
2022	\$ 142,200	CDD Property Assessments	\$10,000	N/A
2023	\$ 156,400	CDD Property Assessments	TBD Annually	N/A
2024	\$ 172,040	CDD Property Assessments	TBD Annually	N/A
2025	\$ 189,244	CDD Property Assessments	TBD Annually	N/A
2026	\$ 208,168	CDD Property Assessments	TBD Annually	N/A

8. Plan to Fund Maintenance or Expansion

Due to the CDD's funding mechanisms, there are no anticipated funding gaps or unfunded projects.

9. Report Submittal and Documentation

As required by rule, this report is being submitted to Polk County. The County is required to compile all reports for their county and submit a consolidated report to the State by July 31, 2022. The attached exhibits include supporting data and illustrations. When used, calculation methodologies have been described in the above narratives.

10. Engineer's Certification


I hereby certify that the foregoing is a true and correct copy of the report for North Boulevard Community Development District. Dewberry staff has field verified the operation and maintenance status of the existing stormwater system and the system is functioning as designed and permitted.

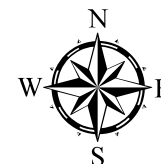
Reinardo Malavè, P.E.
Florida License No. 31588
Dewberry Engineers Inc.



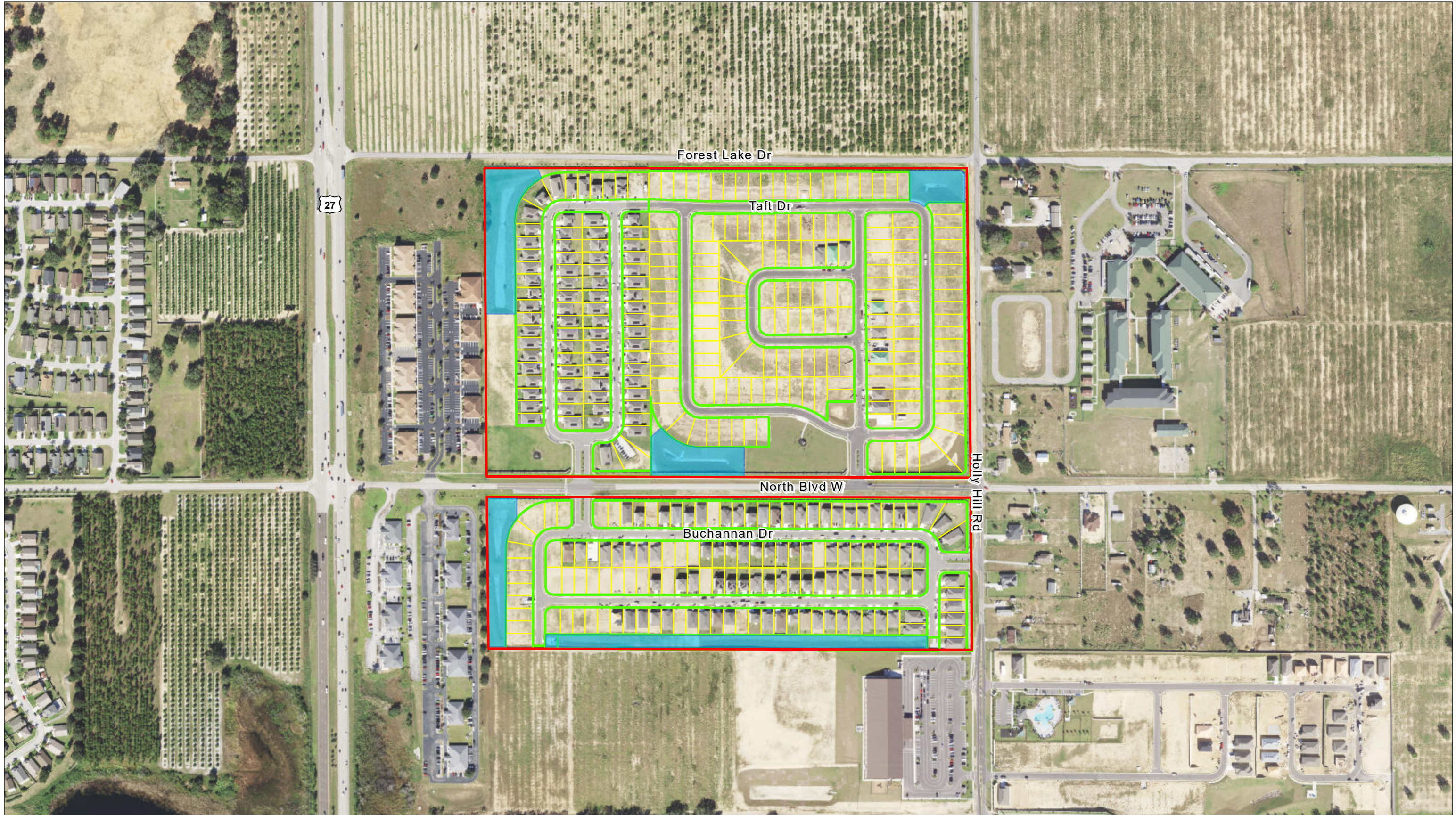
**NORTH BOULEVARD
AERIAL LOCATION MAP**

Exhibit 1

Legend
 DISTRICT BOUNDARY



0 1,000 2,000 Feet
1 inch = 2,000 feet



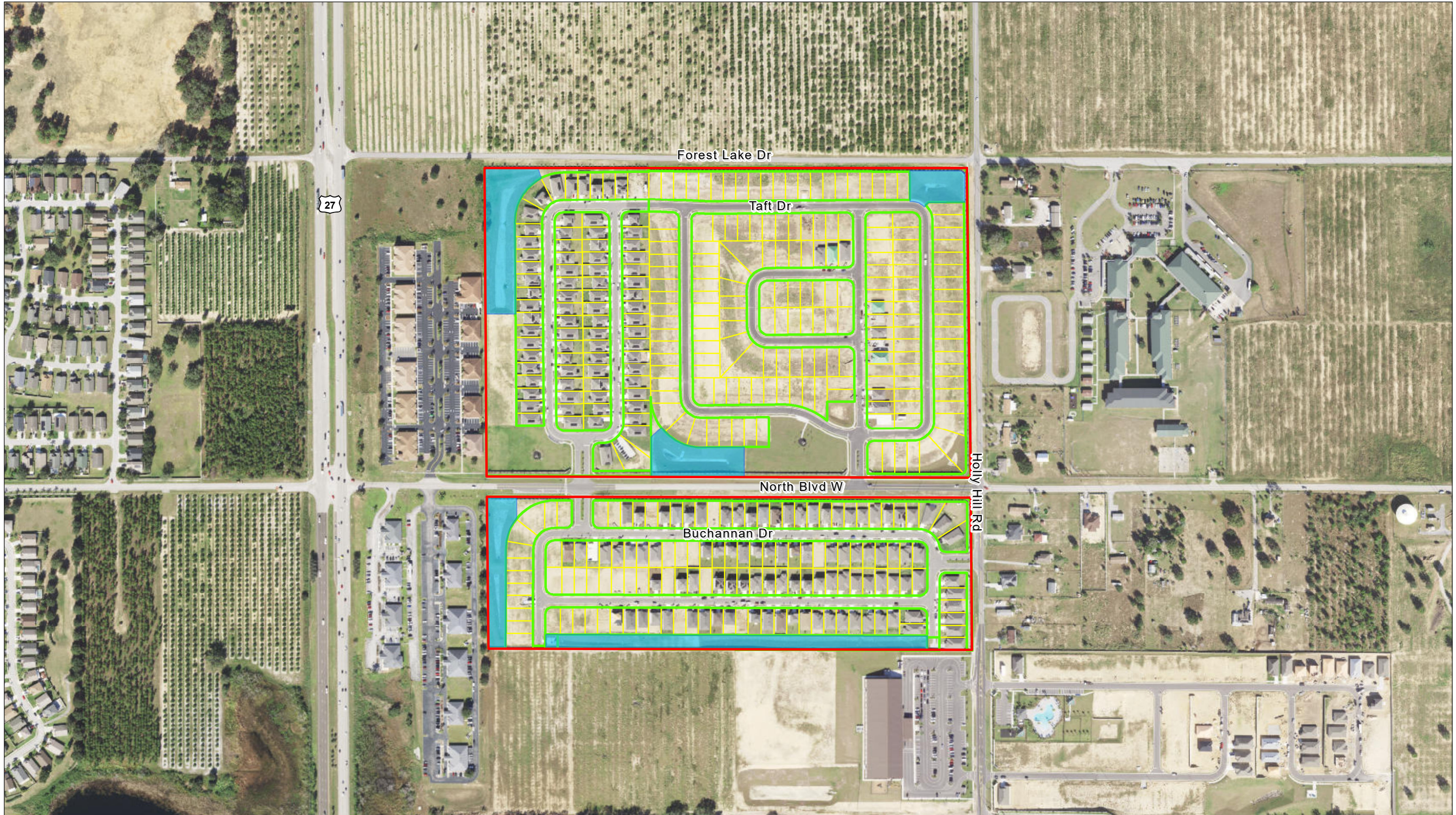
NORTH BOULEVARD SERVICE AREA MAP

Exhibit 3

- Legend**
- DISTRICT BOUNDARY
 - CDD OWNED - PONDS
 - CDD OWNED



0 125 250
Feet
1 inch = 364 feet



**NORTH BOULEVARD
STORMWATER MANAGEMENT FACILITIES**

Exhibit 2

- Legend**
- █ DISTRICT BOUNDARY
 - █ CDD OWNED - PONDS
 - █ CDD OWNED



0 125 250
 █ Feet
 1 inch = 364 feet

LEGAL DESCRIPTION:

TRACTS 19, 20, 29 AND 30 IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 27 EAST, AS PER THE SUBDIVISION OF HOLLY HILL GROVE AND FRUIT COMPANY, BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 11 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACTS 3 THROUGH 8, INCLUSIVE, IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 27 EAST, AS PER THE SUBDIVISION OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 25.00 FEET OF SAID TRACT 8 FOR ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 781, PAGE 703 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS CONTAIN 48.29 ACRES, MORE OR LESS, TO THE EXISTING RIGHTS-OF-WAY.



SECTION VI

SECTION C

North Boulevard CDD

Field Management Report



May 04, 2022

Clayton Smith

Field Services Manager

GMS

Complete

Landscaping and General Maintenance

- ✚ Site reviews and monitoring mowing.
- ✚ playground inspections.



Complete

Landscaping and General Maintenance

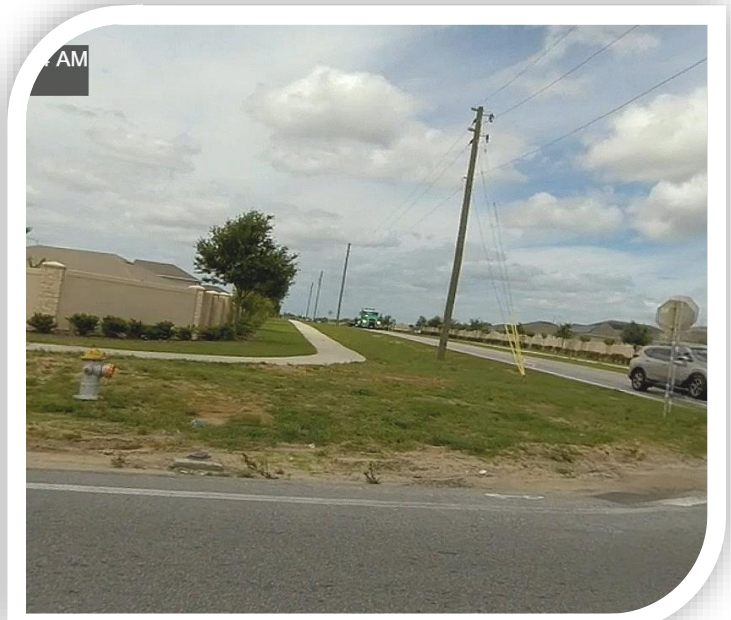
- + Monitoring waste services vendor.
- + Monitoring gopher mounds.



In Progress

Sod priority review

- ✚ Priority review of sod plan for review with Adam before execution of job.



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

February 01, 2022 through March 31, 2022

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
	2/3/22	123	\$	222.50
	2/10/22	124-129	\$	6,266.24
	2/17/22	130	\$	355.00
	2/25/22	131	\$	26,641.00
	3/11/22	132-134	\$	12,193.27
	3/16/22	135-136	\$	4,768.65
	3/25/22	137-139	\$	5,098.70
			\$	512,610.03

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... 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
2/03/22	00029	1/20/22 2065380	202112 310-51300-31100	ENGINEER SVCS DEC 21	*	222.50	
				DEWBERRY ENGINEERING			222.50 000123
2/10/22	00032	2/02/22 AR020220	202202 310-51300-11000	BOS MEETING 2/2/22	*	200.00	
				ADAM RHINEHART			200.00 000124
2/10/22	00021	2/02/22 AR020220	202202 310-51300-11000	BOS MEETING 2/2/22	*	200.00	
				ANDREW RHINEHART			200.00 000125
2/10/22	00019	2/01/22 53	202202 310-51300-34000	MANAGEMENT FEES FEB 22	*	3,004.17	
		2/01/22 53	202202 310-51300-35200	WEBSITE ADMIN FEB 22	*	100.00	
		2/01/22 53	202202 310-51300-35100	INFORMATION TECH FEB 22	*	225.00	
		2/01/22 53	202202 310-51300-31300	DISSEMINATION SVCS FEB 22	*	500.00	
		2/01/22 53	202202 310-51300-51000	OFFICE SUPPLIES FEB 22	*	.06	
		2/01/22 53	202202 310-51300-42000	POSTAGE FEB 22	*	1.06	
		2/01/22 53	202202 310-51300-42500	COPIES FEB 22	*	10.95	
		2/01/22 54	202202 320-53800-12000	FIELD MGMT FEB 22	*	625.00	
				GOVERNMENTAL MANAGEMENT SERVICES			4,466.24 000126
2/10/22	00010	2/01/22 21965	202202 310-51300-32200	AUDIT FYE 9/30/21	*	1,000.00	
				GRAU & ASSOCIATES			1,000.00 000127
2/10/22	00033	2/02/22 JF020220	202202 310-51300-11000	BOS MEETING 2/2/22	*	200.00	
				JUSTIN FRYE			200.00 000128
				NOBU NORTH BOULEVAR IARAUJO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/10/22	00003	2/02/22 MC020220	202202 310-51300-11000	BOS MEETING 2/2/22	*	200.00	
				MATTHEW CASSIDY			200.00 000129
2/17/22	00036	2/10/22 1290	202201 310-51300-31500	GENERAL COUNSEL JAN 22	*	355.00	
				KE LAW GOUP, PLLC			355.00 000130
2/25/22	00001	2/01/22 7214	202202 320-53800-46200	LANDSCAPE PH2 FEB 22	*	2,797.00	
		2/01/22 7214A	202112 320-53800-46200	LANDSCAPE PH2 DEC 21	*	2,797.00	
		2/01/22 7214B	202201 320-53800-46200	LANDSCAPE PH2 JAN 22	*	2,797.00	
		2/01/22 7215	202109 320-53800-46200	LANDSCAPE PH1 5/21-9/21	*	9,125.00	
		2/01/22 7215A	202202 320-53800-46200	LANDSCAPE PH1 10/21-2/22	*	9,125.00	
				CREATIVE ASSOCIATION SERVICES			26,641.00 000131
3/11/22	00019	3/01/22 55	202203 310-51300-34000	MANAGEMENT FEES MAR 22	*	3,004.17	
		3/01/22 55	202203 310-51300-35200	WEBSITE ADMIN MAR 22	*	100.00	
		3/01/22 55	202203 310-51300-35100	INFORMATION TECH MAR 22	*	225.00	
		3/01/22 55	202203 310-51300-31300	DISSEMINATION SVCS MAR 22	*	500.00	
		3/01/22 55	202203 310-51300-51000	OFFICE SUPPLIES MAR 22	*	.48	
		3/01/22 55	202203 310-51300-42000	POSTAGE MAR 22	*	40.09	
		3/01/22 55	202203 310-51300-42500	COPIES MAR 22	*	10.95	
		3/01/22 55	202203 310-51300-49000	MAINT MATERIALS MAR 22	*	46.95	
		3/01/22 56	202203 320-53800-12000	FIELD MGMT MAR 22	*	625.00	
				GOVERNMENTAL MANAGEMENT SERVICES			4,552.64 000132
3/11/22	00010	3/01/22 22125	202203 310-51300-32200	AUDIT FYE 9/30/21	*	3,600.00	
				GRAU & ASSOCIATES			3,600.00 000133
3/11/22	00012	2/25/22 6437961	202203 310-51300-32300	TRUSTEE FEES FY22	*	2,790.63	

NOBU NORTH BOULEVAR IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		2/25/22 6437961	202203 310-51300-32300		*	1,250.00	
		TRUSTEE FEES FY23					
				U.S. BANK			4,040.63 000134
3/16/22 00019		2/28/22 57	202112 320-53800-48000		*	160.00	
		TRASH CLEANUP/LIGHTS					
		2/28/22 58	202112 320-53800-48000		*	400.00	
		REPAIR OUTLETS/FIX PLAYGR					
		2/28/22 59	202112 320-53800-48000		*	866.15	
		2 DOG STATIONS					
		2/28/22 61	202112 320-53800-48000		*	200.00	
		TRASH CLEANUP WALLS					
		2/28/22 62	202201 320-53800-48000		*	360.00	
		ENTRANCE SIGN REPAIR					
		2/28/22 63	202201 320-53800-48000		*	1,350.00	
		PRESSURE WASHING JAN 22					
		2/28/22 64	202201 320-53800-48000		*	400.00	
		FENCE REPAIRS					
				GOVERNMENTAL MANAGEMENT SERVICES			3,736.15 000135
3/16/22 00036		3/11/22 1652	202202 310-51300-31500		*	1,032.50	
		GENERAL COUNSEL FEB 22					
				KE LAW GOUP, PLLC			1,032.50 000136
3/25/22 00001		3/01/22 7224	202203 320-53800-46200		*	2,797.00	
		LANDSCAPING PH2 MAR 22					
		3/01/22 7225	202203 320-53800-46200		*	1,825.00	
		LANDSCAPING PH1 MAR 22					
				CREATIVE ASSOCIATION SERVICES			4,622.00 000137
3/25/22 00029		3/18/22 2091667	202202 310-51300-31100		*	350.00	
		ENGINEER SVCS FEB 22					
				DEWBERRY ENGINEERING			350.00 000138
3/25/22 00039		3/01/22 2200	202203 320-53800-49000		*	126.70	
		PET SERVICES MAR 22					
				POOP BANDIT			126.70 000139
TOTAL FOR BANK A						512,610.03	
TOTAL FOR REGISTER						512,610.03	

NOBU NORTH BOULEVAR IARAUJO

SECTION 2

North Boulevard
Community Development District

Unaudited Financial Reporting
March 31, 2022



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
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, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 293,635	\$ -	\$ -	\$ 293,635
Investments:				
<u>Series 2017</u>				
Reserve	\$ -	\$ 123,950	\$ -	\$ 123,950
Revenue	\$ -	\$ 267,342	\$ -	\$ 267,342
Prepayment	\$ -	\$ 125	\$ -	\$ 125
Redemption	\$ -	\$ 723	\$ -	\$ 723
Construction	\$ -	\$ -	\$ 5,895	\$ 5,895
<u>Series 2019</u>				
Reserve	\$ -	\$ 106,097	\$ -	\$ 106,097
Revenue	\$ -	\$ 206,753	\$ -	\$ 206,753
Prepayment	\$ -	\$ 1,660	\$ -	\$ 1,660
Construction	\$ -	\$ -	\$ 35,268	\$ 35,268
Due From General Fund		\$ 10,228	\$ -	\$ 10,228
Deposits	\$ 960	\$ -	\$ -	\$ 960
Total Assets	\$ 294,595	\$ 716,878	\$ 41,163	\$ 1,052,636
Liabilities:				
Accounts Payable	\$ 767	\$ -	\$ -	\$ 767
Due to Other	\$ 11,389	\$ -	\$ -	\$ 11,389
Due to Debt Service	\$ 10,228	\$ -	\$ -	\$ 10,228
Total Liabilities	\$ 22,384	\$ -	\$ -	\$ 22,384
Fund Balance:				
Assigned For:				
Debt Service - Series 2017	\$ -	\$ 397,784	\$ -	\$ 397,784
Debt Service - Series 2019	\$ -	\$ 319,094	\$ -	\$ 319,094
Restricted For:				
Capital Projects - Series 2017	\$ -	\$ -	\$ 5,895	\$ 5,895
Capital Projects - Series 2019	\$ -	\$ -	\$ 35,268	\$ 35,268
Unassigned	\$ 272,212	\$ -	\$ -	\$ 272,212
Total Fund Balances	\$ 272,212	\$ 716,878	\$ 41,163	\$ 1,030,252
Total Liabilities & Fund Balance	\$ 294,595	\$ 716,878	\$ 41,163	\$ 1,052,636

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 332,645	\$ 324,400	\$ 324,400	\$ -
Total Revenues	\$ 332,645	\$ 324,400	\$ 324,400	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,800	\$ 3,200
Engineering Fees	\$ 10,000	\$ 5,000	\$ 573	\$ 4,428
Dissemination Agent	\$ 6,500	\$ 3,000	\$ 3,000	\$ -
Attorney Fees	\$ 15,000	\$ 7,500	\$ 5,669	\$ 1,831
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Annual Audit	\$ 4,600	\$ 4,600	\$ 4,600	\$ -
Trustee Fees	\$ 6,000	\$ 6,000	\$ 7,758	\$ (1,758)
Management Fees	\$ 36,050	\$ 18,025	\$ 18,025	\$ (0)
Information Technology	\$ 2,700	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 900	\$ (300)
Postage & Delivery	\$ 1,100	\$ 550	\$ 112	\$ 438
Telephone	\$ 50	\$ 25	\$ -	\$ 25
Printing & Binding	\$ 400	\$ 200	\$ 80	\$ 120
Insurance	\$ 6,512	\$ 6,512	\$ 6,127	\$ 385
Legal Advertising	\$ 5,000	\$ 2,500	\$ 1,035	\$ 1,465
Property Taxes	\$ 200	\$ -	\$ -	\$ -
Contingency	\$ 3,000	\$ 1,500	\$ 649	\$ 851
Office Supplies	\$ 100	\$ 50	\$ 26	\$ 24
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 115,587	\$ 68,587	\$ 57,879	\$ 10,708

North Boulevard
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 7,500	\$ 3,750	\$ 3,750	\$ -
Electric	\$ 6,385	\$ 3,193	\$ 3,025	\$ 168
Streetlights	\$ 26,305	\$ 13,153	\$ 10,302	\$ 2,850
Property Insurance	\$ 4,079	\$ 4,079	\$ 3,838	\$ 241
Landscape Maintenance	\$ 55,500	\$ 27,750	\$ 28,612	\$ (862)
Landscape Replacement & Enhancement	\$ 20,000	\$ 10,000	\$ -	\$ 10,000
Irrigation Repairs	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
General Field Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ 7,226	\$ 274
Contingency	\$ 5,000	\$ 2,500	\$ 1,702	\$ 798
Subtotal	\$ 142,769	\$ 73,424	\$ 58,455	\$ 14,969
Amenity Expenses				
Inter-Governmental Expense	\$ 57,994	\$ 28,808	\$ 28,808	\$ -
Playground Lease	\$ 6,295	\$ 3,147	\$ 3,147	\$ 0
Trash Collections	\$ -	\$ -	\$ 127	\$ (127)
Subtotal	\$ 64,289	\$ 31,955	\$ 32,082	\$ (127)
Total O&M Expenses:	\$ 207,058	\$ 105,379	\$ 90,537	\$ 14,842
Total Expenditures	\$ 322,645	\$ 173,966	\$ 148,416	\$ 25,550
<u>Other Financing Sources/Uses:</u>				
Capital Reserve	\$ (10,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ (10,000)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 0		\$ 175,984	
Fund Balance - Beginning	\$ -		\$ 96,228	
Fund Balance - Ending	\$ 0		\$ 272,212	

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, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 248,150	\$ 248,150	\$ 251,812	\$ 3,662
Interest	\$ -	\$ -	\$ 6	\$ 6
Total Revenues	\$ 248,150	\$ 248,150	\$ 251,818	\$ 3,668
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)		\$ 159,587	
Fund Balance - Beginning	\$ 117,912		\$ 238,197	
Fund Balance - Ending	\$ 116,599		\$ 397,784	

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, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 212,194	\$ 204,563	\$ 204,563	\$ -
Interest	\$ -	\$ -	\$ 6	\$ 6
Total Revenues	\$ 212,194	\$ 204,563	\$ 204,569	\$ 6
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)		\$ 57,882	
Fund Balance - Beginning	\$ 161,047		\$ 261,212	
Fund Balance - Ending	\$ 147,972		\$ 319,094	

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, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	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 March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	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	\$ 3,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 324,400
Total Revenues	\$ -	\$ 6,628	\$ 310,502	\$ 3,722	\$ 3,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 324,400
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Engineering Fees	\$ -	\$ -	\$ 223	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 573
Dissemination Agent	\$ 542	\$ 542	\$ (1,083)	\$ 2,000	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
District Counsel	\$ 3,015	\$ 161	\$ 340	\$ 355	\$ 1,033	\$ 767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,669
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
Trustee Fees	\$ -	\$ 3,717	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,758
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,025
Information Technology	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 225	\$ 225	\$ 100	\$ 150	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Postage & Delivery	\$ 6	\$ 4	\$ 52	\$ 9	\$ 1	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ 0	\$ 34	\$ 23	\$ 0	\$ 11	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80
Insurance	\$ 6,127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,127
Legal Advertising	\$ -	\$ 1,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,035
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 391	\$ 56	\$ 44	\$ 38	\$ 44	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649
Office Supplies	\$ 0	\$ 3	\$ 13	\$ 10	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 19,710	\$ 9,005	\$ 3,940	\$ 5,792	\$ 7,067	\$ 12,365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,879

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	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,750
Electric	\$ 475	\$ 330	\$ 676	\$ 409	\$ 583	\$ 551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,025
Streetlights	\$ 1,652	\$ 1,505	\$ 1,787	\$ 1,505	\$ 1,940	\$ 1,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,302
Property Insurance	\$ 3,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,838
Landscape Maintenance	\$ 5,502	\$ 4,622	\$ 4,622	\$ 4,622	\$ 4,622	\$ 4,622	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,612
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ 3,490	\$ 1,626	\$ 2,110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,226
Contingency	\$ 660	\$ 900	\$ 38	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,702
Subtotal	\$ 12,752	\$ 11,472	\$ 9,375	\$ 9,376	\$ 7,769	\$ 7,711	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58,455
Amenity Expenses													
Inter-Governmental Expense	\$ 28,808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,808
Playground Lease	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,147
Trash Collection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	127
Subtotal	\$ 29,332	\$ 525	\$ 525	\$ 525	\$ 525	\$ 651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,082
Total O&M Expenses:	\$ 42,084	\$ 11,997	\$ 9,899	\$ 9,901	\$ 8,294	\$ 8,362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	90,537
Total Expenditures	\$ 61,795	\$ 21,001	\$ 13,839	\$ 15,692	\$ 15,361	\$ 20,727	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	148,416
Excess Revenues (Expenditures)	\$ (61,795)	\$ (14,373)	\$ 296,663	\$ (11,971)	\$ (11,813)	\$ (20,727)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175,984

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%
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
02/18/22	01/01/22-01/31/22	\$8,715.14	(\$174.30)	\$0.00	\$0.00	\$0.00	\$8,540.84	\$3,548.59	\$2,754.55	\$2,237.70	\$8,540.84
TOTAL		\$ 840,235.76	\$ (16,109.87)	\$ (33,102.16)	\$ -	\$ (10,249.06)	\$ 780,774.67	\$ 324,399.82	\$ 251,811.53	\$ 204,563.32	\$ 780,774.67

98%	Net Percent Collected
\$ 19,842.07	Balance Remaining to Collect

SECTION 3



April 21, 2022

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

RE: North Boulevard Community Development District Registered Voters

Dear Ms. Virgen,

In response to your request, there are currently **562** voters within the North Boulevard Community Development District. This number of registered voters in said District is as of **April 15, 2022**.

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

Sincerely,

A handwritten signature in blue ink that reads "Lori Edwards". The signature is fluid and cursive, with a long, sweeping underline.

Lori Edwards
Supervisor of Elections
Polk County, Florida