

*North Boulevard
Community Development District*

Agenda

April 20, 2023

AGENDA

North Boulevard

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

April 13, 2023

**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 **Thursday, April 20, 2023 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 February 16, 2023 Board of Supervisors Meeting
4. Ratification of Proposal from Dunham for Well Repairs
5. Update on Status of Haines City Landscape Code Compliance Matters
6. Consideration of Landscape Maintenance Contract Proposals
 - A. Scope
 - B. Map
 - C. Proposals
7. Discussion of Parking Conflict Map
8. Review of Parking Sign Options
9. Ratification of Proposals from Prince & Sons (2)
10. Ratification of Per-Cut Proposal with Prince and Sons
11. 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
- 12. Other Business
- 13. Supervisors Requests and Audience Comments
- 14. Adjournment

Sincerely,

Tricia L. Adams

Tricia L. 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 Thursday, February 16, 2023 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 were:

Adam Rhinehart
Lindsey Roden

Chairman
Vice Chairperson

Also present were:

Tricia Adams
Meredith Hammock
Molly Banfield *by phone*
Marshall Tindall
Emily Cassidy
Bobbie Henley

District Manager
District Counsel
District Engineer
Field Manager
Appointed as Assistant Secretary
Appointed as Assistant Secretary

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. There were two Board members in attendance.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams stated there were no members of the public in attendance and no members of the public joining via Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Matthew Cassidy

Ms. Adams stated that a resignation letter was received and accepted from Mr. Frye previously, which left a vacancy on the Board. She noted that subsequent to the acceptance of Mr.

Frye's resignation, they received a resignation from Matthew Cassidy and Andrew Rhinehart as well, which left three vacancies. These vacancies were described as seat #5 with term expiring in November 2023, seat #1 with term expiring in November 2025, and seat #4 with term expiring in November 2023.

B. Appointment of Individual to Fulfill Board Vacancy

Ms. Adams asked if the Board would like to make appointments to fill the seat vacancies. Ms. Emily Cassidy was nominated to fill seat #1 vacancy with term expiring November 2025 and Ms. Bobbie Henley was nominated to fill seat #4 vacancy with term expiring November 2023. The third vacant seat #5 will be filled at a future meeting.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Roden, with all in favor, Accepting the Resignation of Matthew Cassidy and Andrew Rhinehart and Appointing Emily Cassidy to Seat #1 with Term Expiring November 2025 and Bobbie Henley to Seat #4 with term expiring November 2023 to Fulfill Board Vacancies, was approved.

C. Administration of Oath of Office to Newly Appointed Board Members

The oath of office was administered to Emily Cassidy and Bobbie Henley. Ms. Adams welcomed the two newly appointed Board members. She noted that they both already served on other Districts and had likely already filed the Form 1F with the Polk County Supervisor of Elections office. She further explained that they would need to amend that to include North Boulevard and moving forward it was an annual filing that would be due in July of each year. She explained that their office would remind them if they found that their filing was not filed by the deadline because the state would impose a fine for late filings and that fine would go to Board members, not to the District. Ms. Hammock explained that as a Supervisor there were certain laws that applied to them. She briefly reviewed those laws with the newly appointed Board members.

D. Consideration of Resolution 2023-01

Ms. Adams reviewed the current Board officers as follows: Mr. Adam Rhinehart as Chairman, Ms. Lindsay Roden as Vice Chairman and the remaining Board members serving as Assistant Secretaries. Ms. Jill Burns serves as Secretary, Ms. Tricia Adams serves as Assistant Secretary, George Flint serves as Treasurer, and Katie Costa serves as Assistant Treasurer for the

purpose of processing accounts payable in the District's records. She asked if the Board would like to consider the same slate of officers or would the Board like to consider making some changes. The Board decided to keep the same slate of officers in addition to the newly appointed Board members to serve as Assistant Secretaries.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2023-01 Election of Officers Keeping the Slate of Officers the Same in Addition to the Newly Appointed Board Members to Serve as Assistant Secretaries, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 3, 2022 Board of Supervisors Meeting

Ms. Adams presented the minutes from the August 3, 2022 Board of Supervisor's meeting. She asked for any comments or corrections. Ms. Roden noted that her name was spelled wrong. Ms. Adams responded that they would make that correction for Supervisor Roden's name.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Roden, with all in favor, the Minutes of the August 3, 2022 Board of Supervisors Meeting, were approved as amended.

FIFTH ORDER OF BUSINESS

Ratification of Proposal from CAS for Well Repairs

Ms. Adams presented the proposal from Creative Association Services, Inc. for well repairs. She explained that these well repairs were done in the summer months. She noted that because it was a time sensitive matter, in order to preserve the vegetation, their field management staff acquired a proposal and worked with the Chairman of the Board to gain approval for that. The Chairman did approve this, so they were just bringing it back to the Board to ratify and protect the actions of the Chairman.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Roden, with all in favor, the Proposal from CAS for Well Repairs, was ratified.

SIXTH ORDER OF BUSINESS**Ratification of Fiscal Year 2022 Audit Engagement Letter**

Ms. Adams presented the audit engagement letter from Grau & Associates on page 23 of the agenda package. She noted that the fee was \$4,700 and was consistent with the multi-year agreement. She explained that the District entered into an agreement in 2020 for a multi-year audit agreement up through Fiscal Year 2024. She stated that the \$4,700 was consistent with the amount that the agreement states and was also consistent with the amount that was budgeted. In order to get the audit started, they sent this to the Chairman. The annual audits are required to be filed by June 30th each year, so this is a time sensitive project, and they only have a few months to get these audits done.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Roden, with all in favor, the Fiscal Year 2022 Audit Engagement Letter, was ratified.

SEVENTH ORDER OF BUSINESS**Ratification of HOA License Agreement for Holiday Party**

Ms. Adams presented this item stating that in the November/December timeframe of 2022, the District was contacted by the Homeowner's Association about an idea to put together a holiday event of an outdoor movie showing. She further explained that they identified a District parcel that was adjacent to the playground that they thought would be useful for this activity. They reached out to the Chairman, who approved the preparation and execution of a temporary License Agreement. The HOA did execute that agreement that had all of the protections for the District, all of the provisions for property protection, indemnification, etc. She noted that the agreement started on page 26 of the agenda package and the parcel diagram was located on page 33 of the agenda package for review.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Roden, with all in favor, the HOA License Agreement for Holiday Party, was ratified.

EIGHTH ORDER OF BUSINESS**Ratification of Polk County Contract Agreement**

Ms. Adams presented the Polk County Contract Agreement stating that this was the agreement that allowed for them to put the CDD fees on the non-ad valorem section of the county tax bill. She explained that this was an advantage to the District. She noted that in order to get the agreement back to Polk County on time, she signed the agreement. She explained that this was an annual agreement that staff recommended each year, but they did need to re-sign and re-date this agreement each year based on Polk County's wishes. She noted that this was on page 35 of the agenda package for review.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Roden, with all in favor, the Polk County Contract Agreement, was ratified.

NINTH ORDER OF BUSINESS**Ratification of Polk County Data Sharing and Usage Agreement**

Ms. Adams presented the Polk County Data Sharing and Usage Agreement with the Board stating that it was on page 37 of the agenda package for review. She explained that in Florida, they had very broad public records laws and public records could be requested. She further explained that there were some exceptions to that and certain classifications of citizens such as judges, law enforcement personnel, etc. that could request that their records be exempt from public disclosure. This agreement says that the District would agree to keep those same records exempt for anyone who has that exemption with Polk County,

On MOTION by Ms. Roden, seconded by Mr. Adam Rhinehart, with all in favor, the Polk County Data Sharing and Usage Agreement, was ratified.

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

Ms. Adams noted that they were going to be having some discussion with the attorney as it related to some of the items under the field manager's report. She stated that North Boulevard was one of the District's that was cited by Haines City as not being in compliance with landscape codes. Ms. Hammock noted that they had not received any correspondence from Haines City, and they had not come out yet to do the re-inspection, so the \$100 a day fine would not apply until

they come out and re-inspect. She noted that from a legal perspective, they were still in remediation.

Ms. Hammock stated that another update she had was that their firm rebranded, and they were now Kilinski | Van Wyk PLLC. She explained that her email address had changed, and she didn't have the new business cards for them yet, but she would get those to them. She noted that she appreciated being able to continue to serve the District.

B. Engineer

Ms. Banfield stated that she had nothing further to report.

C. Field Manager's Report

Mr. Tindall reviewed the field manager's report starting with the hurricane review. He noted that the fences were the primary point of damage in the community. He explained that their teams had replaced all the fences in stages. The first stage was to pick up everything and assess what was down so they could order the materials. He noted that materials were backlogged, suppliers were hard to get a hold of, and fence vendors were difficult to work with because they were so busy, but now everything had gone back up and the fences were reinstalled. He reviewed the landscaping noting a couple of issues with some trimming and irrigation with the well. He explained that they had reached out to a company to get a quote for the irrigation issue, and they would pursue the replacement and repair. He stated that the well would be less expensive to replace than the landscaping. He explained that they had a decent irrigation budget and some contingency in field. He asked Ms. Adams if they should ratify that as a move forward. Ms. Adams responded that if they didn't have any amount yet and the Board could just be aware of that situation and understand that they may need to confer with the Chairman as more information becomes available. She further noted that any actions taken outside of the meeting by the Chairman would be brought back to the meeting for Board review and ratification. She also stated that before they move on from the landscape service, she understood that he had a curative meeting this week and that there had been a lack of contract compliance. She further explained that they just wanted to make sure that the Board was aware of that and the actions that they were taking to get that corrected. Mr. Tindall explained that there was some discrepancy on what was included on the agreement for the tree trimming, for example. He noted that they had since discussed this with the landscaper, and they should be trimming and maintaining them now. He stated that the oak trees

were still a point of contention, and they would come back and adjust the budget as needed to include a proposal for tree trimming to keep them better up to date. He hoped to see an improvement in the quality of the landscaping going forward and a more consistent landscaping maintenance program.

i. Consideration of Mulch Proposal from Prince & Sons

Mr. Tindall presented the mulch proposal from Prince & Sons to touch up the community mulch around the perimeter walls and at the entrances. He stated that it was \$9,880 and there should be money in the landscaping replacement budget to address that. Ms. Adams noted that this proposal was on page 51 of the agenda package for review. She reviewed the proposal stating that there was 190 cubic yards, and it was budgeted as part of their general fund field expenses. She noted that the appearance of the community would benefit from the installation of mulch. She explained that it was budgeted annually, and field services staff worked with the landscape service provider on the exact date. Mr. Tindall noted that sometimes they would service as needed and they usually focused on the entrances.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Henley, with all in favor, the Mulch Proposal from Prince & Sons for \$9,880, was approved.

ii. Consideration of Poop Bandit Contract Renewal

Mr. Tindall presented the Poop Bandit Contract renewal stating that they were a new company that took over the garbage and dog stations last year. He noted that they did a very good job overall and there were no complaints. He explained that they had increased in price a little. Previously the cost was \$110 a month for the two waste stations and the garbage can and now it is \$140 a month. He explained that the waste bags had gone up and the price was in line with general inflation and the cost increases overall. He stated that they should have enough money in contingency to cover this. He recommended to continue with the Poop Bandit services. He concluded that it would be \$140 a month plus supplementary cost for the replacement of the waste bags. Ms. Adams noted that this was within the budget.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Roden, with all in favor, the Poop Bandit Contract Renewal, was approved.

Ms. Adams asked Mr. Tindall if he had anything else to bring to the Board's attention from his field management report. Mr. Tindall noted that the sod that was approved previously was installed. He referred to a couple of photographs on page 45 of the agenda package for the Board's review. He stated that the sod looked good. He also noted a couple of punch list items that they went through, and the installer fixed. He noted the walls needed some touch up cleaning as well as discussions with some pressure washing vendors to get that taken care of. He stated that the playground was cleaned up and some bolts were tightened, and one was replaced. He also noted that they identified a loose cover on the electrical connections, and they contacted the electrical company to replace it as soon as possible as a safety issue. He stated that pocket gophers were back, and they were aware of the situation and were tracking it.

iii. Consideration of Prince & Sons Oak Tree Replacement and Oak Tree Watering Proposals

Ms. Adams noted that this may be the first time that some were aware of an issue that the District had with Haines City. She explained that Haines City code compliance did an inspection of the property, and they noted several areas that were not in compliance with Haines City landscape maintenance codes. She stated that the areas in particular were verge areas and was part of the District property because it was the District's right of way. She described that it was a vegetated area between the road and the residential property line. She noted that as part of the PUD that the city approved, it included that vegetated area with sod as well as a tree that was planted. She further noted that some of those trees failed to thrive. She explained that the District owned the property, but there were governing documents that the HOA enforced. These governing documents declare that the responsibility to maintain the area lies with the abutting residential property owner. She stated that most of the property owners were maintaining that to code, but there were some who had not been maintaining that to code.

Ms. Adams stated that when Haines City first brought this matter to their attention, their initial communication was with the HOA management firm and in this case, it was Beacon Community. She explained that Beacon Management asserted that they were in contact with the property owners, and they had asserted that they had sent out letters as early of the Fall of 2022 on

this matter. She explained again that some of the property owners had not made the necessary corrections. Ultimately, the District was called to a special Magistrates hearing at Haines City. She stated that the reasoning was because the CDD owns the property, and the city did not have any mechanism to fine or to cite the responsible party, which in this case was the residents through the HOA. She further explained that they only had the ability to cite and fine the property owner, which was the District. District Counsel attended the special Magistrates hearing and provided documentation asserting an authoritative resource showing with plat dedications and with the governing documents that this was the residential property owner's responsibility. Haines City asserted that they didn't have any way to go after the responsible party and that they could only go after whomever owns the property, which was the District.

Ms. Adams explained that as a result of the Magistrates hearing, they sent out two strong letters: one in December and one in January from the District. This would give the residential property owners until February 15, 2023 to correct the matter. She stated that the reason that they wanted to have that corrected as soon as possible was because the city was taking the position that if it was not corrected by March 14, the District could be fined up to \$100 per day. As a result of that communication and because of the communication from the HOA also asserting the same message that they needed to replace these trees, some of the properties were corrected. She noted that Mr. Tindall did an inspection yesterday, which was the deadline that they imposed on residents to correct, and unfortunately not all the properties were corrected. Ms. Hammock stated that there were six identified in the initial notice. Mr. Tindall noted that currently only two residents had not taken any action. Ms. Adams stated that they recently reached out to Haines City code enforcement officer and asked him if he would do an informal inspection because some of the trees that had been planted by residents were not in kind. She noted that the CDD's interpretation of in kind would be an oak tree for an oak tree, but some residents planted other shrubs or other types of trees. She further explained that they wanted to get an opinion or at least an informal opinion on these trees planted by residents because the District was the entity that could be cited and they wanted to make sure that they would not be incurring any fines. After reaching out to Haines City code enforcement officer, they were taking the position that they would not do an inspection until March 14, 2023. She noted that she requested a telephone call to go over pictures for informal feedback with field management staff and District management staff.

Ms. Adams stated that based on the publication date, they had four areas that were not in compliance. She noted that this was the information they had to get a proposal from Prince & Sons, who was the landscape service provider contracted by the District to take care of all the common areas. The proposal is for planting the tree. She explained that the irrigation controls for these landscaped verge areas were part of the residential lot. She further explained that they didn't have any legal right to step onto their property and control irrigation. She stated that they asked for hand watering, which they provided a price per week and unit cost. The proposal is \$300 per tree, gator bags are \$40 per tree, and mulch for \$10 per tree. In addition, in order to fill the bags twice a week, the unit cost for on-going watering was \$70 weekly and they recommended 8 weeks. Mr. Tindall stated that it would be about \$910 per tree if they do the gator bag, tree installation, and the watering maintenance twice a week for 8 weeks. Ms. Hammock stated that if the Board did approve these proposals, as part of that approval they could authorize her to work with the Chair and District staff to write and send demand letters to any resident for the total amount of cost the District incurs to remediate this on their behalf. She added that they would send those certified and it would be legal demand letters from the District counsel from their law firm. Ms. Roden asked if the residents didn't pay them, could they put a lien on their house. Ms. Adams responded that the District could not. Ms. Hammock also responded and said that the HOA could. Mr. Rhinehart asked if they could charge the HOA instead. Ms. Adams responded that they have had discussions with the HOA management company, Beacon, who was not yet in a legal position to be able to do that because it required setting up a fine committee, which they did not have in place. She also stated that the HOA did want to collaborate and if the District sent a legal letter, the HOA would likely be willing to co-sign on the letter from both entities. Ms. Hammock stated that to the fullest extent of the law, they would try to recoup any expenses that the District incurs as part of this process. Mr. Adam Rhinehart asked what kind of remedy the CDD had with the HOA if there was a dispute. Ms. Hammock responded that she would look into that issue and would come back with an answer. Mr. Adam Rhinehart stated that they needed to do everything that they could to stop the fines from happening.

Ms. Adams stated that in terms of the proposals that were presented to the Board, they had a per unit cost. She explained that based on their discussions with code compliance and the actual cite conditions, if the Board could approve the installation of the oak trees and the oak tree watering on a per unit bases, then they would work with the vendor to only utilize the services that were

critically needed. Mr. Adam Rhinehart stated that he didn't want try to pinch pennies on a couple of weeks of water and then end up with a dead tree and have to do it all over again. Ms. Adams responded that Mr. Tindall was on the site weekly and would keep a very close eye on it. Ms. Roden asked if they could suggest an option of payment plan to help recoup that money. Ms. Hammock responded absolutely. Ms. Adams also responded that was a good suggestion.

On MOTION by Ms. Roden, seconded by Mr. Adam Rhinehart, with all in favor, the Prince & Sons Oak Tree Replacement and Oak Tree Watering Proposals, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register for October 1, 2022 through November 30, 2022 noting that it totaled \$72,731.29.

On MOTION by Ms. Roden, seconded by Mr. Adam Rhinehart, with all in favor, the Check Register totaling \$72,731.29, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams reviewed the balance sheet and income statement with the Board. No Board action is required.

iii. Ratification of Bond Requisition #104

Ms. Adams reviewed Bond Requisition #104 stating that it was for their Series 2019 bond. She noted that this requisition had been executed and processed. The total amount was \$34,810 payable to Stewart & Associates Property Services, Inc.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Roden, with all in favor, the Bond Requisition #104, was ratified.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Adams adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



Dunham

WELL DRILLING, INC. Pumps-Irrigation

1341 42nd Street, N.W.
Winter Haven, Florida 33881
TELEPHONE: (863) 965-2881
FAX: 863-965-1052

Governmental Management Services, CFL
c/o North Boulevard CDD
219 E. Livingston ST.
Orlando, Florida 32801

February 15, 2023
Phone: 407-346-2453
Office: 407-841-5524

Project: North Boulevard CD
Davenport, Fla.
Pump Repairs at the entrance

We checked the pump at the entrance, and it was drawing very high amperage. We noticed the someone had plugged the pressure relief valve. This could cause the pump to be damaged and destroy the motor, which it did.

We were instructed to pull the pump and inspect it further. We did this and found that the following needs to be replaced.

5 H.P. submersible pump complete
Submersible wire and splice kit 155'
New 1" adjustable pressure relief valve
Miscellaneous fittings

Total for this part of the work	\$6,540.00
Labor to date for pulling the pump and checking it out	300.00
Estimated labor to set the pump and hook it all back up	<u>475.00</u>
Total estimated cost	\$7,315.00

If a new 2" brass check valve is needed that will be extra.

I would recommend putting a stainless-steel pump in for the extra cost of \$400.00. With the conditions we saw at this job a stainless-steel pump would be a smart move to protect the system.

Note: This pump would have to be order. We have everything else.

I will check on it when I receive notification from you this is what you want to do.

Sincerely,

George W. Dunham
George Dunham
Dunham Well Drilling, Inc.

Authorization: Adam Rhinehart

Date: 4/14/2023 | 12:45 PM EDT

SECTION V

North Boulevard			Beacon Comm. Mgmt - scott@mybeaconmanagement.co m						
457 Buchanan Dr	Jennifer L Brown		Beacon Comm. Mgmt	12/28/22		Y/ Maybe in compliance			Case Closed
461 Buchanan Dr	Jose Robert Pereira Urbina	jimelexav11@yahoo.com - wrong email address	Beacon Comm. Mgmt	12/28/22 - Returned to sender on 01/30	2/1/23	Y/ Non compliance		Dead tree (see 2/24 Report)	
521 Buchanan Dr	Bryan Ariel Flores & Marlene Flores	bflore1993@gmail.com	Beacon Comm. Mgmt	12/28/22	2/1/23	Y/ in compliance			Case Closed
323 Buchanna Dr	Javier Antonio Sostre Baez & Priscilla Hernandez Velez		Beacon Comm. Mgmt	12/28/22	2/1/23	Y/ Maybe in compliance			
375 Buchanan Dr	Nancy Carolina Salvador		Beacon Comm. Mgmt	12/28/22		Y/ in compliance			Case Closed
380 Buchanan Dr	Reynolds Jesus Lesel Gil & Paola Cristina Franco Vilchez	elleryr12@hotmail.com Elery Rosar	Beacon Comm. Mgmt	12/28/22 - returned to sender 01/11/23 sent to 103 Kaffir Way - listed on PA site	2/1/23 sent to direct and mailing address 2/10/23 letter to Kaffir Way returned to sender	Y/ Non complianc		Dead tree (see 2/24 Report)	

SECTION VI

SECTION A

[North Boulevard CDD]

LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into “elements” to define the elements involved and required in the maintenance of the property.

General Services- Component “A”

Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

St. Augustine, Bahia turf shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5” and 4.5”. St Augustine will be cut between 4.5” and 5.5”. Mowing heights will be set at 2”–3” for Zoysia turf. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50” mower or larger discharging clippings away from the water. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum or as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

String Trimming

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

Damage Prevention/Repair

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks at least. The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 42-52 times per year as needed to accomplish the full amount of detail rotations.

Pruning

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

Pruning of trees up to a height of 12' is included in the scope of the work. If pruning is required above the height of 12', contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8' of clearance is required along all walkways and parking areas. Maintain clearance from shrubs in bed areas. Improve visibility in parking lots and around entries.

Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.

Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with supplemental proposal.

As needed contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management contractor will provide a Monthly Service Calendar for the upcoming period. **A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly.** A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meeting as needed or requested by CDD management.

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

Component "B" – Turf Care Program

ST. AUGUSTINE

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

BAHIA – Where Applicable (Irrigated areas only)

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

Zoysia

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary. July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

Application Requirements: Fertilization

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

Insect/Disease Control

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

Supplemental insecticide applications will be provided in addition to the normal preventive programs needed to provide control.

Weed Control

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining. The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Component "C" – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to “clump” fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component “D” – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection will should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone. Qualifying Statements
- Repairs
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor’s crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect irrigation system weekly while performing routine maintenance.

Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractor should and is expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

Maintenance

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty.

Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch will be priced “per yard”. Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1” to 2” deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2” thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2” depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12’ will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.

All palms less than 15’ will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

Washingtonia palms in excess of 15’ will be trimmed up to two times per year in the months of February and August as needed.

All palms other than Washingtonia, in excess 15’ will be trimmed up to once per year in the month of August.

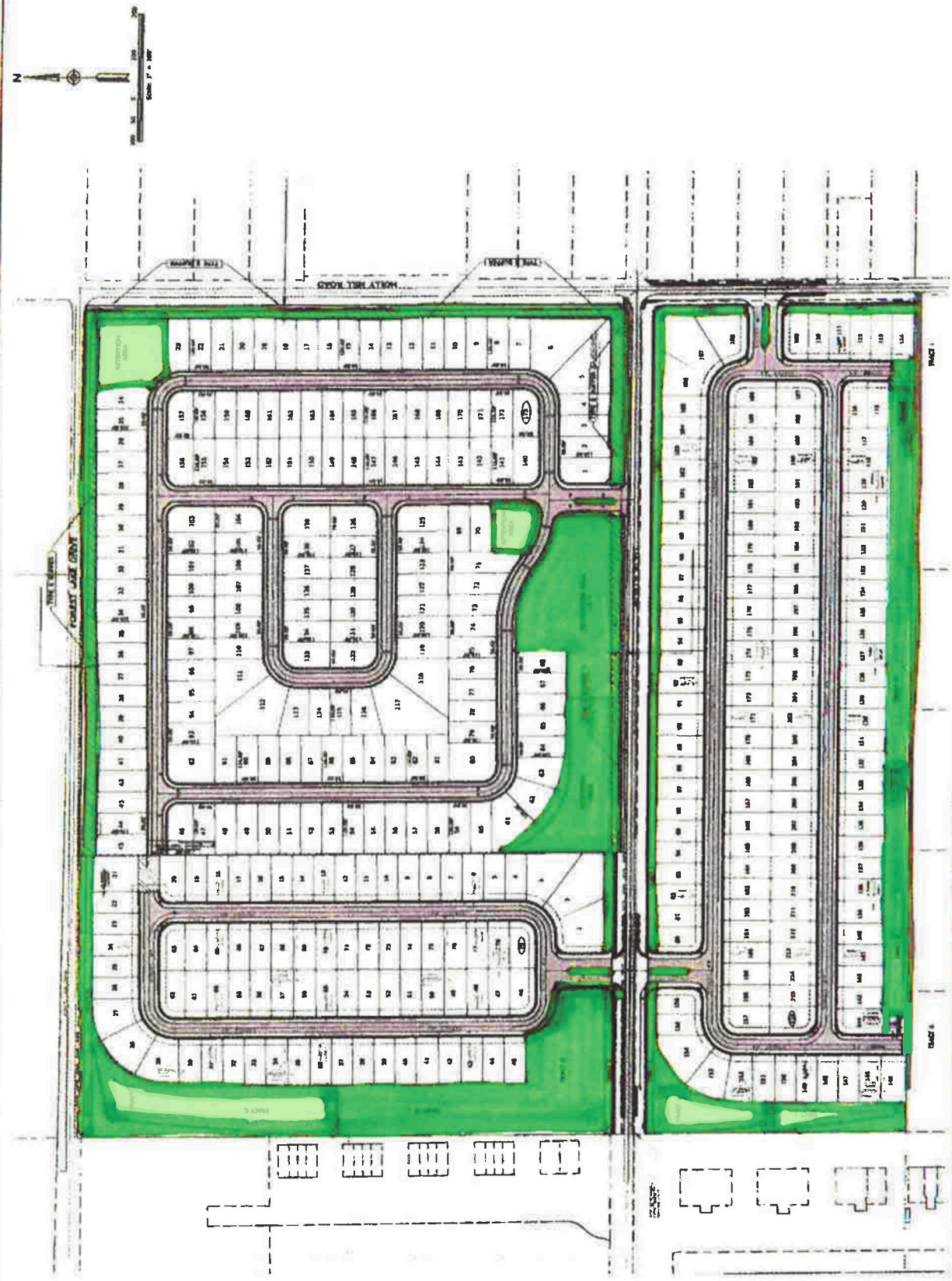
Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o’clock profile or nine and three o’clock at the discretion of management. “Hurricane” cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving “stubs”.

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

SECTION B



SECTION C

[North Boulevard CDD] Landscape Fee Summary

Contractor: Weber ES

Address: 5935 K-Ville Avenue, Winter Haven, FL 33880

Winter Haven,
Florida 33880

Phone: (863) 287-2386

Fax:

Contact: Ken Weber

Email: kweber@weberes.com

Property: North Boulevard CDD

Address: 219 E. Livingston St.
Orlando,
Florida,
32801

Phone: (407) 346 - 2453

Contact: Marshall Tindall

Email: mtindall@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detailing	6,241	6,241	6,241	6,241	6,241	6,241	6,241	6,241	6,241	6,241	6,241	6,241	\$74,892
TURF CARE (Component B) Bahia/St Augustine/Zoysia			1,895			1,895				1,895			\$5,685
TREE/SHRUB CARE (Component C) Tree/Shrub Fert			464			464				464			\$1,392
IRRIGATION MAINT. (Component D)	204	204	204	204	204	204	204	204	204	204	204	204	\$2,448
ANNUAL CHANGES - None at this time (Component E.1) <i>Per Annual Pricing: Count:</i>				<i>Count:</i>			<i>Count:</i>			<i>Count:</i>			\$0
BED DRESSING - Estimate mulch yds (Component E.2) <i>Per Yard Pricing: \$56</i>					8,960 <i>160</i>						8,960 <i>160</i>		\$17,920
PALM TRIMMING (Component E.3) <i>Per Palm Price:</i> <i>Palm counts:</i>													\$0
TOTAL FEE PER MONTH:	\$6,445	\$6,445	\$8,804	\$6,445	\$15,405	\$8,804	\$6,445	\$6,445	\$6,445	\$8,804	\$15,405	\$6,445	\$102,337

Flat Fee Schedule	\$8,528	\$8,528	\$8,528	\$8,528	\$8,528	\$8,528	\$8,528	\$8,528	\$8,528	\$8,528	\$8,528	\$8,528	\$102,337
-------------------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	-----------

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$84,417
---	----------

Extra Services Annual Changes, Palm Pruning, Mulch	\$17,920
---	----------

TOTAL	\$102,337.00
-------	--------------

Address: 882 Jackson Ave./Winter Park/FL/32789

Phone: 407-383-2379
 Fax:
 Contact: Jack Gillespie
 Email: Jack@DuvallLandscape.com

Address: 219 E. Livingston St.
 Orlando,
 Florida,
 32801
 Phone: (407) 346 - 2453

Contact: Marshall Tindall
 Email: mtindall@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detailing	3,687	3,687	3,687	3,687	3,687	3,687	3,687	3,687	3,687	3,687	3,687	3,687	\$44,243
TURF CARE (Component B) Bahia/St Augustine/Zoysia	105	105	105	105	105	105	105	105	105	105	105	105	\$1,264
TREE/SHRUB CARE (Component C) Tree/Shrub Fert	11	11	11	11	11	11	11	11	11	11	11	11	\$132
IRRIGATION MAINT. (Component D)	166	166	166	166	166	166	166	166	166	166	166	166	\$1,992
ANNUAL CHANGES - None at this time (Component E.1) <i>Per Annual Pricing: \$2.00</i>	0 <i>Count:</i>	0	0	0 <i>Count:</i>	0	0	0 <i>Count:</i>	0	0	0 <i>Count:</i>	0	0	\$0
BED DRESSING - Estimate mulch yds (Component E.2) <i>Per Yard Pricing: \$65.00</i>					8,450 <i>130 Yds</i>						5,200 <i>80 Yds</i>		\$13,650
PALM TRIMMING (Component E.3) <i>Per Palm Price: \$45</i> <i>Palm counts:</i>													\$0
TOTAL FEE PER MONTH:	\$3,969	\$3,969	\$3,969	\$3,969	\$12,419	\$3,969	\$3,969	\$3,969	\$3,969	\$3,969	\$9,169	\$3,969	\$61,278

Flat Fee Schedule	\$5,106	\$5,106	\$5,106	\$5,106	\$5,106	\$5,106	\$5,106	\$5,106	\$5,106	\$5,106	\$5,106	\$5,106	\$61,278
--------------------------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	----------

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$47,631
--	----------

Extra Services Annual Changes, Palm Pruning, Mulch	\$13,650
--	----------

TOTAL	\$61,280.88
--------------	-------------

[North Boulevard CDD] Landscape Fee Summary

Contractor: Prince and Sons, Inc

Address: 200 South F Street

Haines City, FL 33844

Phone: (863) 422-5207

Fax:

Contact: Lucas Martin

Email: Lmartin@princeandsonsinc.com

Property: North Boulevard CDD

Address: 219 E. Livingston St.
Orlando,
Florida,
32801

Phone: (407) 346 - 2453

Contact: Marshall Tindall

Email: mtindall@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detailing	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	\$40,800
TURF CARE (Component B) Bahia/St Augustine/Zoysia													\$0
TREE/SHRUB CARE (Component C) Tree/Shrub Fert	90	90	90	90	90	90	90	90	90	90	90	90	\$1,080
IRRIGATION MAINT. (Component D)	540	540	540	540	540	540	540	540	540	540	540	540	\$6,480
ANNUAL CHANGES - None at this time (Component E.1) <i>Per Annual Pricing: Count:</i>				<i>Count:</i>			<i>Count:</i>			<i>Count:</i>			\$0
BED DRESSING - Estimate mulch yds (Component E.2) <i>Per Yard Pricing:\$50</i>					6,500						4,000		\$10,500
					<i>130 Mulch Yds</i>						<i>80 Mulch Yds</i>		
PALM TRIMMING (Component E.3) <i>Per Palm Price:</i> <i>Palm counts:</i>													\$0
TOTAL FEE PER MONTH:	\$4,030	\$4,030	\$4,030	\$4,030	\$10,530	\$4,030	\$4,030	\$4,030	\$4,030	\$4,030	\$8,030	\$4,030	\$58,860

Flat Fee Schedule	\$4,905	\$4,905	\$4,905	\$4,905	\$4,905	\$4,905	\$4,905	\$4,905	\$4,905	\$4,905	\$4,905	\$4,905	\$58,860
-------------------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	----------

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$48,360
---	----------

Extra Services Annual Changes, Palm Pruning, Mulch	\$10,500
---	----------

TOTAL	\$58,860.00
-------	-------------

SECTION VII

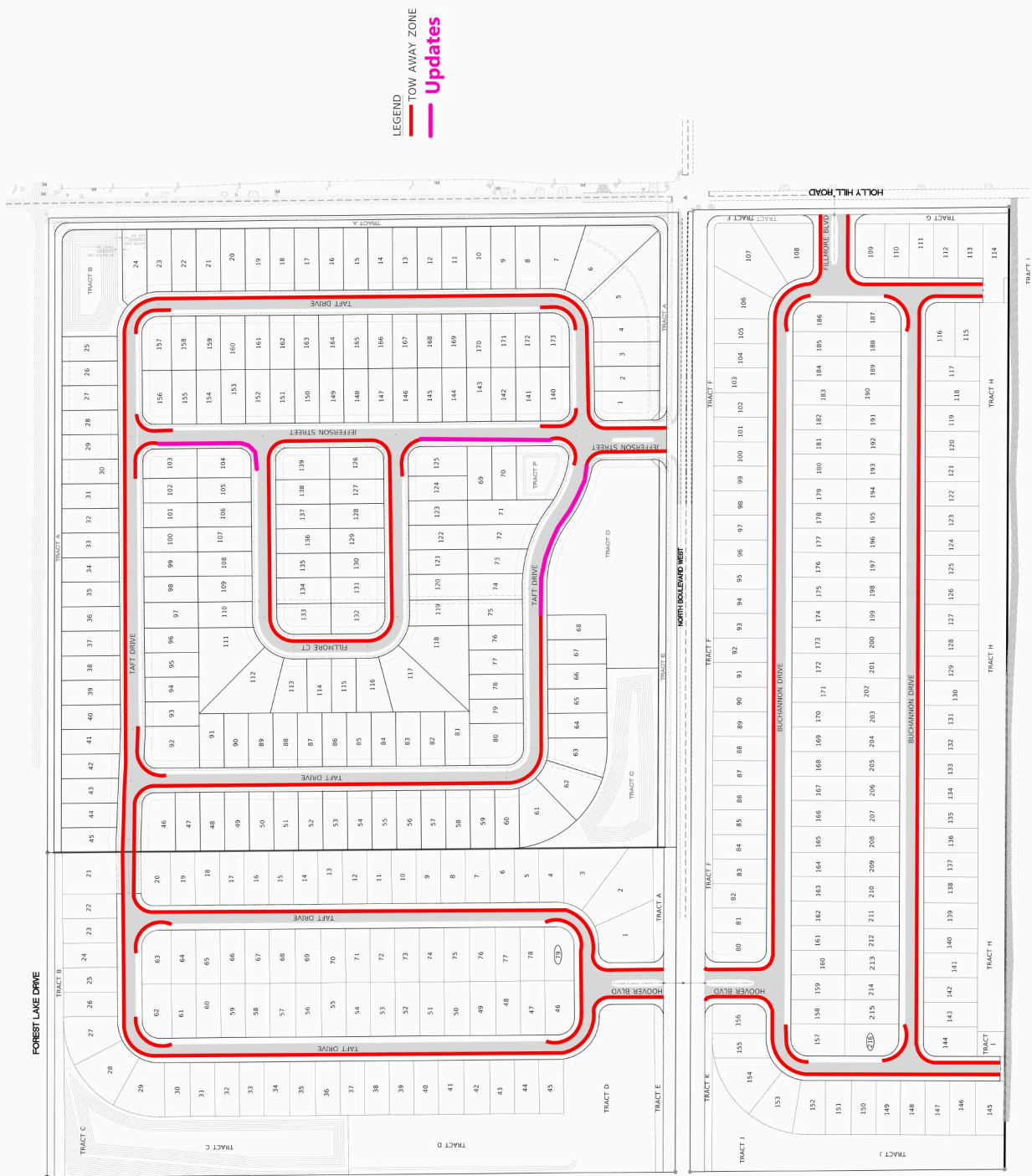
NOT VALID WITHOUT SEAL

DENNIS L. WOOD, P.E.	
#17646 (FL)	DATE
Dennis L. Wood, State of Florida Professional Engineer, License No. 17646	
This item has been electronically signed and sealed by Dennis L. Wood, P.E. on _____	
_____ using a SHA-1 authentication code	
_____ and the SHA-1 authentication code	
_____ Any electronic copy	

NORTH BLVD
CDD
CITY OF HAINES CITY
POLK COUNTY, STATE OF FLORIDA

Dennis Wood Engineering LLC
1925 BARTOW ROAD
LAKELAND, FL 33801
OFFICE: (863) 940-2040
FAX: (863) 940-2044
CELL: (863) 662-0018
EMAIL: denniswoodengineering@gmail.com

REVISIONS	NO.	DATE
-----------	-----	------



SECTION VIII



SECTION IX

PRINCE AND SONS, INC.

Phone # 407-346-2453 Terms: _____ Work Assigned To : _____

DISCRIPTION OF WORK TO BE DONE:

Inspection and Repair

Work Done:

Replaced broken heads

Replaced clogged or broken nozzles

Replaced bad decoders

Replaced bad solenoid

WORK COMPLETED BY: Brian

DATE COMPLETED; 3/23/23

WORK ORDER #

PRINCE AND SONS, INC.

Date of Order: _____ Order Given By: _____ Schedule Date : 3/28/23

Customer Contact: Mashall Tindall Customer P.O. # (if required) _____ Work Authorized By : _____

Phone # 407-346-2453 Terms: _____ Work Assigned To : _____

JOB NAME/LOCATION:

BILL TO:

DISCRIPTION OF WORK TO BE DONE:

Northridge Hoover Street

Inspection and Repair

Davenport, FL 33837

QTY.	MATERIALS	UNIT	TOTAL
12	Hunter 6" spray head	\$12.65	\$151.80
3	Hunter 4" rotor	\$27.50	\$82.50
41	Hunter spray nozzle	\$1.87	\$76.67
2	1" pvc coupling	\$1.30	\$2.60
TOTAL MATERIALS			\$313.57

Work Done:

Replaced broken heads

Replaced clogged or broken nozzles

Repaired 1" lateral break

Two wire issue on this clock, we found the wire cut in two different places behind the homes on hoover street next to the open field. (40 hrs)

LABOR	HOURS	RATE	AMOUNT	TOTALS	
Rob / Travis	60	\$65.00	\$3,900.00	TOTAL LABOR	\$3,900.00
				MATERIALS	\$313.57
TOTAL AMOUNT DUE					\$4,213.57

WORK COMPLETED BY: Brian

DATE COMPLETED; 3/28/23

SECTION X



Corporate (Orlando/ Polk County)
200 South F Street
Haines City, Florida 33844

Tampa
9513 US 92 East
Tampa, Florida 33610

(863) 422-5207
www.princeandsonsinc.com

Landscape Maintenance Proposal **NORTH BOULEVARD CDD**

March 24, 2023

North Boulevard Community Development District
c/o GMS

We sincerely appreciate the opportunity to propose how Prince and Sons can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

LANDSCAPE MAINTENANCE FOR COMMON GROUNDS

Service	Price Per Cut
"Per Cut" Landscape Maintenance	\$1,400

Landscape Maintenance Program

Scope of Services

TURF CARE

Mowing	Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance.
Trimming	Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.
Edging	All turf edges of walks, curbs, and driveways shall be performed every mowing. A soft edge of all bed areas will be performed every other mowing. A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

TREE, SHRUB, AND GROUNDCOVER CARE

Pruning	<p>All shrubs and trees (up to 10 feet) shall be pruned and shaped to ensure the following:</p> <ul style="list-style-type: none">• Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.• Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.• The removal of dead, diseased, or injured branches and palms will be performed as needed• Ground covers and vines can maintain a neat and uniform appearance.
Weeding	Weeds will be removed from all plant, tree, and flower beds. Manual hand pulling and chemical herbicides will be used as control methods.

MISCELLANEOUS

Clean-Up	All non-turf areas will be cleaned with a backpack or street blower to remove debris created by landscaping process. All trash shall be picked up throughout the common areas before each mowing. Construction debris or similar trash is not included. Trash shall be disposed of offsite.
----------	---

OPTIONAL ITEMS & ADDITIONAL SERVICES

- Landscape design & installation
 - Annual flower bed design & installation
 - Thin & prune trees over 10' in height
 - New plant installation
- Sodding and/or Seeding
 - Mulching
 - Prune Palms over 15' of clear trunk
 - Leaf clean-up

PRINCE AND SONS INC.

CUSTOMER (AUTHORIZED SIGNATURE)

Signature

Date

Signature

Date

Printed Name

Title

Printed Name

Title

Adam Rhinehart 4/13/2023 | 3:45 PM EDT

Adam Rhinehart Chair

SECTION XI

SECTION C

North Boulevard CDD

Field Management Report



4/20/2023

Marshall Tindall

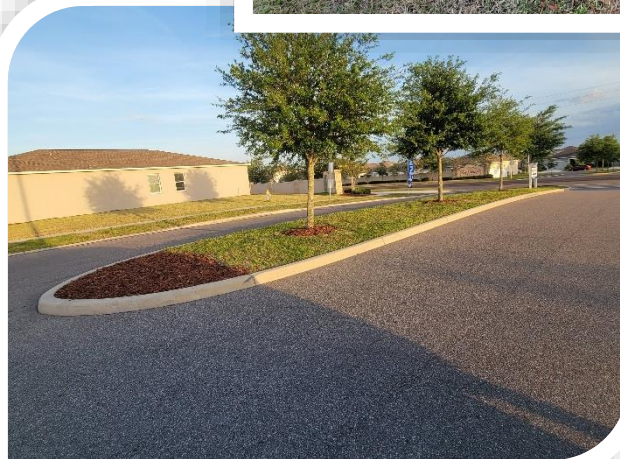
Field Services Manager

GMS

Complete

Landscaping

- ✚ Approved mulching was completed.
- ✚ Landscaping maintenance is in transition.
- ✚ Prince & Sons have been performing temporary 1x services.
- ✚ Proposals Have been gathered for new contract.



Complete

General Repairs and Maintenance

✚ Debris cleanup in ponds and stormwater assessment cleanouts were completed in preparation for the storm season.



In Progress

Site Items

- Review of parking conflicts and resolutions.



Complete

Well and irrigation

- Wells pump was replaced to get irrigation up and running.
- Significant irrigation repairs were needed to bring system back online.
- Irrigation is working and plants have responded well



In Progress

Wall Cleaning

- Gathering proposals for wall cleaning.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-346-2453 or by email at mtindall@gmscfl.com. Thank you.

Respectfully,
Marshall Tindall

SECTION D

SECTION 1

North Boulevard Community Development District

Summary of Check Register

January 01, 2023 through February 28, 2023

Bank	Date	Check No.'s		Amount
General Fund	1/6/23	215-218	\$	2,572.91
	1/20/23	219-222	\$	14,638.72
	2/3/23	223-224	\$	2,361.75
	2/9/23	225-228	\$	541,132.17
	2/13/23	229-231	\$	12,789.08
	2/22/23	232-235	\$	800.00
			\$	574,294.63

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 4/13/23		PAGE 1		
*** CHECK DATES 01/01/2023 - 02/28/2023 ***		NORTH BOULEVARD GENERAL FUND									
		BANK A GENERAL FUND									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS		VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
1/06/23	00019	11/30/22	92	202211	320-53800-48000	HURRICANE FENCE REPAIR	*	1,647.50			
		GOVERNMENTAL MANAGEMENT SERVICES							1,647.50	000215	
1/06/23	00037	1/02/23	01022023	202301	310-51300-42000	TAX BILLS POSTAGE FY22	*	300.41			
		JOE G. TEDDER, TAX COLLECTOR							300.41	000216	
1/06/23	00044	12/17/22	52634269	202212	320-53800-49000	PEST SERVICE DEC 22	*	480.00			
		MASSEY SERVICES INC.							480.00	000217	
1/06/23	00039	1/01/23	NB2210	202301	320-53800-49000	PET WASTE STATION JAN 23	*	145.00			
		POOP BANDIT							145.00	000218	
1/20/23	00001	1/01/23	4793	202301	320-53800-46200	LANDSCAPE MAINT P2 JAN 23	*	2,797.00			
		1/01/23	7494	202301	320-53800-46200	LANDSCAPE MAINTPH1 JAN 23	*	1,825.00			
		CREATIVE ASSOCIATION SERVICES							4,622.00	000219	
1/20/23	00019	1/01/23	93	202301	310-51300-34000	MANAGEMENT FEEES JAN 23	*	3,154.42			
		1/01/23	93	202301	310-51300-35200	WEBSITE ADMIN JAN 23	*	100.00			
		1/01/23	93	202301	310-51300-35100	INFORMATION TECH JAN 23	*	150.00			
		1/01/23	93	202301	310-51300-31300	DISSEMINATION SVC JAN 23	*	541.67			
		1/01/23	93	202301	310-51300-51000	OFFICE SUPPLIES JAN 23	*	.33			
		1/01/23	93	202301	310-51300-42000	POSTAGE JAN 23	*	6.27			
		1/01/23	93	202301	310-51300-42500	COPIES JAN 23	*	2.10			
		1/01/23	94	202301	320-53800-12000	FIELD MANAGEMENT JAN 23	*	656.25			
		GOVERNMENTAL MANAGEMENT SERVICES							4,611.04	000220	
1/20/23	00027	1/11/23	01112023	202301	300-20700-10000	TSFR OF TAX RCPT SER17	*	2,982.66			
		NORTH BOULEVARD CDD							2,982.66	000221	
1/20/23	00028	1/11/23	01112023	202301	300-20700-10000	TSFR OF TAX RCPT SER19	*	2,423.02			
		NORTH BOULEVARD CDD							2,423.02	000222	
NOBU NORTH BOULEVAR NRUIZ											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/03/23	00036	1/12/23 5413	202212 310-51300-31500		*	2,225.50	
			GENERAL COUNSEL DEC 22				
				KILINSKI / VAN WYK, PLLC			2,225.50 000223
2/03/23	00039	2/01/23 NB2211	202301 330-57200-48201		*	136.25	
			PET WASTE FEB 23				
				POOP BANDIT			136.25 000224
2/09/23	00030	1/31/23 IA-FY202	202301 330-57200-49100		*	73,331.66	
			FY23 AMENITY AGREEMENT				
				HOLLY HILL ROAD EAST CDD			73,331.66 000225
2/09/23	00027	2/08/23 02082023	202302 300-20700-10000		*	244,011.46	
			TSFR OF TAX RCPT S17				
				NORTH BOULEVARD CDD			244,011.46 000226
2/09/23	00028	2/08/23 02082023	202302 300-20700-10000		*	198,226.80	
			TSFR OF TAX RCPT S19				
				NORTH BOULEVARD CDD			198,226.80 000227
2/09/23	00041	2/08/23 02082023	202302 300-20700-10200		*	25,562.25	
			ACH TSFR ERROR-FL GREEN				
				POLK COUNTY TAX COLLECTOR			25,562.25 000228
2/13/23	00001	2/01/23 7521	202302 320-53800-46200		*	2,797.00	
			LANDSCAPE MAINT PH2 FEB23				
		2/01/23 7522	202302 320-53800-46200		*	1,825.00	
			LANDSCAPE MAINT P1 FEB23				
				CREATIVE ASSOCIATION SERVICES			4,622.00 000229
2/13/23	00019	2/01/23 95	202302 310-51300-34000		*	3,154.42	
			MANAGEMENT FEE FEB23				
		2/01/23 95	202302 310-51300-35200		*	100.00	
			WEBSITE ADMIN FEB23				
		2/01/23 95	202302 310-51300-35100		*	150.00	
			INFORMATION TECH FEB23				
		2/01/23 95	202302 310-51300-31300		*	541.67	
			DISSEMINATION SVC FEB23				
		2/01/23 95	202302 310-51300-51000		*	.69	
			OFFICE SUPPLIES FEB23				
		2/01/23 95	202302 310-51300-42000		*	64.05	
			POSTAGE FEB23				
		2/01/23 96	202302 320-53800-12000		*	656.25	
			FIELD MANAGEMENT FEB23				
				GOVERNMENTAL MANAGEMENT SERVICES			4,667.08 000230
				NOBU NORTH BOULEVAR NRUIZ			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/13/23	00010	1/03/23 23417	202301 310-51300-32200		*	1,500.00	
		AUDIT FYE 9/30/22					
		2/02/23 23566	202302 310-51300-32200		*	2,000.00	
		AUDIT FYE 9/30/22					
GRAU & ASSOCIATES							3,500.00 000231
2/22/23	00032	2/16/23 AR021620	202302 310-51300-11000		*	200.00	
		BOS MEETING 02/16/23					
ADAM RHINEHART							200.00 000232
2/22/23	00046	2/16/23 BH021620	202302 310-51300-11000		*	200.00	
		BOS MEETING 02/16/23					
BOBBIE HENLEY							200.00 000233
2/22/23	00045	2/16/23 EC021620	202302 310-51300-11000		*	200.00	
		BOS MEETING 02/16/23					
EMILY J. CASSIDY							200.00 000234
2/22/23	00040	2/16/23 LR021620	202302 310-51300-11000		*	200.00	
		BOS MEETING 02/16/23					
LINDSEY RODEN							200.00 000235
TOTAL FOR BANK A						574,294.63	
TOTAL FOR REGISTER						574,294.63	

NOBU NORTH BOULEVAR NRUIZ

SECTION 2

North Boulevard
Community Development District

Unaudited Financial Reporting
February 28, 2023



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	<u>Capital Reserve Fund</u>
9-10	<u>Month to Month</u>
11	<u>Assessment Receipt Schedule</u>

North Boulevard
Community Development District
Combined Balance Sheet
February 28, 2023

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Operating Account	\$ 307,711	\$ -	\$ -	\$ -	\$ 307,711
Due From General Fund	\$ -	\$ -	\$ 8,138	\$ -	\$ 8,138
Deposits	\$ 960	\$ -	\$ -	\$ -	\$ 960
Investments:					
<u>Series 2017</u>					
Reserve	\$ -	\$ -	\$ 123,875	\$ -	\$ 123,875
Revenue	\$ -	\$ -	\$ 271,105	\$ -	\$ 271,105
Redemption	\$ -	\$ -	\$ 735	\$ -	\$ 735
Construction	\$ -	\$ -	\$ -	\$ 5,993	\$ 5,993
<u>Series 2019</u>					
Reserve	\$ -	\$ -	\$ 105,956	\$ -	\$ 105,956
Revenue	\$ -	\$ -	\$ 205,749	\$ -	\$ 205,749
Prepayment	\$ -	\$ -	\$ 147	\$ -	\$ 147
Construction	\$ -	\$ -	\$ -	\$ 621	\$ 621
Total Assets	\$ 308,671	\$ -	\$ 715,706	\$ 6,614	\$ 1,030,991
Liabilities:					
Accounts Payable	\$ 15,298	\$ -	\$ -	\$ -	\$ 15,298
Due to Debt Service	\$ 8,138	\$ -	\$ -	\$ -	\$ 8,138
Total Liabilities	\$ 23,436	\$ -	\$ -	\$ -	\$ 23,436
Fund Balance:					
Assigned For:					
Debt Service - Series 2017	\$ -	\$ -	\$ 400,206	\$ -	\$ 400,206
Debt Service - Series 2019	\$ -	\$ -	\$ 315,500	\$ -	\$ 315,500
Restricted For:					
Capital Projects - Series 2017	\$ -	\$ -	\$ -	\$ 5,992.88	\$ 5,993
Capital Projects - Series 2019	\$ -	\$ -	\$ -	\$ 621	\$ 621
Unassigned	\$ 285,235	\$ -	\$ -	\$ -	\$ 285,235
Total Fund Balances	\$ 285,235	\$ -	\$ 715,706	\$ 6,614	\$ 1,007,555
Total Liabilities & Fund Balance	\$ 308,671	\$ -	\$ 715,706	\$ 6,614	\$ 1,030,991

North Boulevard
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 332,645	\$ 323,979	\$ 323,979	\$ -
Other Income	\$ -	\$ -	\$ 120	\$ 120
Total Revenues	\$ 332,645	\$ 323,979	\$ 324,099	\$ 120
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,000	\$ 4,000
Engineering Fees	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Dissemination Agent	\$ 6,500	\$ 2,708	\$ 2,708	\$ (0)
Attorney Fees	\$ 15,000	\$ 6,250	\$ 3,561	\$ 2,690
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Annual Audit	\$ 4,700	\$ 3,500	\$ 3,500	\$ -
Trustee Fees	\$ 7,780	\$ 7,758	\$ 7,758	\$ -
Management Fees	\$ 37,853	\$ 15,772	\$ 15,772	\$ (0)
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Postage & Delivery	\$ 1,100	\$ 458	\$ 392	\$ 66
Telephone	\$ 50	\$ 21	\$ -	\$ 21
Printing & Binding	\$ 400	\$ 167	\$ 2	\$ 165
Insurance	\$ 7,352	\$ 7,352	\$ 6,587	\$ 765
Legal Advertising	\$ 4,000	\$ 1,667	\$ -	\$ 1,667
Property Taxes	\$ 200	\$ 200	\$ -	\$ 200
Contingency	\$ 3,000	\$ 1,250	\$ 428	\$ 822
Office Supplies	\$ 100	\$ 42	\$ 2	\$ 40
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 118,210	\$ 62,736	\$ 48,135	\$ 14,601

North Boulevard
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 7,875	\$ 3,281	\$ 3,281	\$ -
Electric	\$ 7,300	\$ 3,042	\$ 2,469	\$ 573
Streetlights	\$ 23,000	\$ 9,583	\$ 9,486	\$ 97
Property Insurance	\$ 4,606	\$ 4,606	\$ 4,222	\$ 384
Landscape Maintenance	\$ 61,500	\$ 25,625	\$ 23,110	\$ 2,515
Landscape Replacement & Enhancement	\$ 20,000	\$ 8,333	\$ -	\$ 8,333
Irrigation Repairs	\$ 3,000	\$ 3,000	\$ 3,345	\$ (345)
General Field Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ 5,723	\$ 528
Contingency	\$ 5,000	\$ 5,000	\$ 11,473	\$ (6,473)
Subtotal	\$ 147,281	\$ 68,721	\$ 63,108	\$ 5,612
Amenity Expenses				
Inter-Governmental Expense	\$ 73,823	\$ 73,823	\$ 73,332	\$ 491
Playground Lease	\$ 6,295	\$ 2,623	\$ 2,623	\$ -
Trash Collections	\$ 1,600	\$ 667	\$ 532	\$ 134
Subtotal	\$ 81,718	\$ 77,113	\$ 76,487	\$ 626
Total O&M Expenses:	\$ 228,999	\$ 145,833	\$ 139,595	\$ 6,238
Total Expenditures	\$ 347,208	\$ 208,569	\$ 187,731	\$ 20,839
<u>Other Financing Sources/Uses:</u>				
Capital Reserve	\$ (10,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ (10,000)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (24,563)		\$ 136,368	
Fund Balance - Beginning	\$ 24,563		\$ 148,867	
Fund Balance - Ending	\$ (0)		\$ 285,235	

North Boulevard
Community Development District
Debt Service Fund - Series 2017
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 258,211	\$ 251,485	\$ 251,485	\$ -
Interest	\$ -	\$ -	\$ 2,306	\$ 2,306
Total Revenues	\$ 258,211	\$ 251,485	\$ 253,790	\$ 2,306
Expenditures:				
Interest Expense 11/1	\$ 85,678	\$ 85,678	\$ 85,678	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal Expense - 5/1	\$ 75,000	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ 85,678	\$ -	\$ -	\$ -
Total Expenditures	\$ 246,356	\$ 85,678	\$ 90,678	\$ (5,000)
Excess Revenues (Expenditures)	\$ 11,855		\$ 163,112	
Fund Balance - Beginning	\$ 111,681		\$ 237,094	
Fund Balance - Ending	\$ 123,535		\$ 400,206	

North Boulevard
Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 209,762	\$ 204,298	\$ 204,298	\$ -
Interest	\$ -	\$ -	\$ 1,992	\$ 1,992
Total Revenues	\$ 209,762	\$ 204,298	\$ 206,290	\$ 1,992
Expenditures:				
Interest Expense 11/1	\$ 80,134	\$ 80,134	\$ 80,134	\$ -
Principal Expense 11/1	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Special Call 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest Expense 5/1	\$ 79,072	\$ -	\$ -	\$ -
Total Expenditures	\$ 209,206	\$ 130,134	\$ 135,134	\$ (5,000)
Excess Revenues (Expenditures)	\$ 556		\$ 71,156	
Fund Balance - Beginning	\$ 142,089		\$ 244,345	
Fund Balance - Ending	\$ 142,645		\$ 315,500	

North Boulevard
Community Development District
Capital Projects Fund - Series 2017
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 78	\$ 78
Total Revenues	\$ -	\$ -	\$ 78	\$ 78
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 78	
Fund Balance - Beginning	\$ -		\$ 5,914	
Fund Balance - Ending	\$ -		\$ 5,993	

North Boulevard
Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 44	\$ 44
Total Revenues	\$ -	\$ -	\$ 44	\$ 44
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 44	
Fund Balance - Beginning	\$ -		\$ 577	
Fund Balance - Ending	\$ -		\$ 621	

North Boulevard
Community Development District
Capital Reserve Projects
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources:</u>				
Transfer In/(Out)	\$ 10,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 10,000	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 10,000		\$ -	
Fund Balance - Beginning	\$ 10,000		\$ -	
Fund Balance - Ending	\$ 20,000		\$ -	

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	\$ -	\$ 3,842	\$ 314,351	\$ 3,711	\$ 2,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 323,979
Other Income	\$ -	\$ -	\$ 30	\$ 30	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120
Total Revenues	\$ -	\$ 3,842	\$ 314,381	\$ 3,741	\$ 2,134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 324,099
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,708
District Counsel	\$ 151	\$ 295	\$ 2,226	\$ 890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,561
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Annual Audit	\$ -	\$ -	\$ -	\$ 1,500	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Trustee Fees	\$ -	\$ 3,717	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,758
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,772
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Postage & Delivery	\$ 3	\$ 7	\$ 11	\$ 307	\$ 64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 392
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Insurance	\$ 6,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,587
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 239	\$ 39	\$ 38	\$ 74	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 428
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 16,101	\$ 8,005	\$ 6,221	\$ 6,718	\$ 11,091	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,135

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	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,281
Electric	\$ 556	\$ 441	\$ 463	\$ 533	\$ 476	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,469
Streetlights	\$ 1,918	\$ 1,963	\$ 1,871	\$ 1,835	\$ 1,899	- \$	- \$	- \$	- \$	- \$	- \$	- \$	9,486
Property Insurance	\$ 4,222	\$ -	\$ -	\$ -	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,222
Landscape Maintenance	\$ 4,622	\$ 4,622	\$ 4,622	\$ 4,622	\$ 4,622	- \$	- \$	- \$	- \$	- \$	- \$	- \$	23,110
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Irrigation Repairs	\$ -	\$ 3,345	\$ -	\$ -	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,345
General Repairs & Maintenance	\$ 4,075	\$ 1,648	\$ -	\$ -	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,723
Contingency	\$ -	\$ -	\$ 960	\$ 10,513	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	11,473
Subtotal	\$ 16,049	\$ 12,675	\$ 8,573	\$ 18,159	\$ 7,653	- \$	- \$	- \$	- \$	- \$	- \$	- \$	63,108
Amenity Expenses													
Inter-Governmental Expense	\$ -	\$ -	\$ -	\$ 73,332	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	73,332
Playground Lease	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,623
Trash Collection	\$ 139	\$ 139	\$ 119	\$ 136	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	532
Subtotal	\$ 663	\$ 663	\$ 643	\$ 73,992	\$ 525	- \$	- \$	- \$	- \$	- \$	- \$	- \$	76,487
Total O&M Expenses:	\$ 16,712	\$ 13,338	\$ 9,216	\$ 92,151	\$ 8,178	- \$	- \$	- \$	- \$	- \$	- \$	- \$	139,595
Total Expenditures	\$ 32,813	\$ 21,343	\$ 15,437	\$ 98,870	\$ 19,269	- \$	- \$	- \$	- \$	- \$	- \$	- \$	187,731
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Excess Revenues (Expenditures)	\$ (32,813)	\$ (17,500)	\$ 298,945	\$ (95,129)	\$ (17,135)	- \$	- \$	- \$	- \$	- \$	- \$	- \$	136,368

North Boulevard
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

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%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Property Appraiser</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2017 Debt Service Portion</i>	<i>2019 Debt Service Portion</i>	<i>Total</i>
11/10/22	10/21/22-10/21/22	\$3,211.83	(\$60.86)	(\$168.61)	\$0.00	\$0.00	\$2,982.36	\$1,239.12	\$961.86	\$781.38	\$2,982.36
11/30/22	Inv#4651934	\$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)
11/21/22	11/01/22-11/06/22	\$6,764.95	(\$129.89)	(\$270.60)	\$0.00	\$0.00	\$6,364.46	\$2,644.34	\$2,052.63	\$1,667.49	\$6,364.46
11/25/22	10/01/21-09/30/22	\$0.00	\$0.00	\$0.00	\$59.03	\$0.00	\$59.03	\$24.52	\$19.04	\$15.47	\$59.03
11/25/22	11/07/22-11/13/22	\$8,982.84	(\$172.47)	(\$359.32)	\$0.00	\$0.00	\$8,451.05	\$3,511.28	\$2,725.59	\$2,214.18	\$8,451.05
12/12/22	11/14/22-11/23/22	\$34,958.72	(\$671.21)	(\$1,398.31)	\$0.00	\$0.00	\$32,889.20	\$13,664.95	\$10,607.26	\$8,616.99	\$32,889.20
12/21/22	11/24/22-11/30/22	\$755,351.83	(\$14,502.88)	(\$30,207.85)	\$0.00	\$0.00	\$710,641.10	\$295,260.41	\$229,192.40	\$186,188.29	\$710,641.10
12/23/22	12/01/22-12/15/22	\$13,827.86	(\$266.51)	(\$502.12)	\$0.00	\$0.00	\$13,059.23	\$5,425.91	\$4,211.80	\$3,421.52	\$13,059.23
01/13/23	12/16/22-12/31/22	\$9,442.20	(\$182.29)	(\$327.74)	\$0.00	\$0.00	\$8,932.17	\$3,711.18	\$2,880.76	\$2,340.23	\$8,932.17
02/16/23	01/01/23-01/31/23	\$6,248.85	(\$101.86)	(\$1,156.04)	\$0.00	\$0.00	\$4,990.95	\$2,073.66	\$1,609.66	\$1,307.63	\$4,990.95
TOTAL		\$ 838,789.08	\$ (16,087.97)	\$ (34,390.59)	\$ 59.03	\$ (8,608.78)	\$ 779,760.77	\$ 323,978.55	\$ 251,484.54	\$ 204,297.68	\$ 779,760.77

97%	Net Percent Collected
\$ 20,855.97	Balance Remaining to Collect