

*North Boulevard
Community Development District*

Agenda

May 18, 2023

AGENDA

North Boulevard

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

May 11, 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, May 18, 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
3. Approval of Minutes of the April 20, 2023 Board of Supervisors Meeting
4. Organizational Matters
 - A. Appointment of Individual to Fulfill Vacancy in Seat #5 with Term Ending 11/2023
 - B. Consideration of Resolution 2023-02 Electing Officers
5. Consideration of Resolution 2023-03 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing
6. Consideration of Resolution 2023-04 Extending Terms of Office
7. Consideration of Work Order for Annual Engineer's Report
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters: 612
9. Other Business

10. Supervisors Requests and Audience Comments

11. 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, **April 20, 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:

Adam Rhinehart
Lindsey Roden
Bobbie Henley
Emily Cassidy

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Meredith Hammock
Molly Banfield *by phone*
Marshall Tindall

District Manager, GMS
District Counsel, KVV Law
District Engineer, Dewberry
Field Services, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. There were four Board members in attendance constituting a quorum.

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

**Approval of Minutes of the February 16,
2023 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the February 16, 2023 Board of Supervisor's meeting. She asked for any comments or corrections.

On MOTION by Ms. Roden, seconded by Mr. Adam Rhinehart, with all in favor, the Minutes of the February 16, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Proposal from Dunham for Well Repairs

Ms. Adams noted that field management staff had been in communication with the Chairman regarding an issue with the irrigation system. Mr. Tindall reviewed the proposal from Dunham. Ms. Adams noted that due to the nature of the serious repairs that were needed in order to preserve the integrity of the landscaping, staff conferred with the Chairman and he approved the proposal for the well repairs totaling \$7,315.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Proposal from Dunham for Well Repairs, was ratified.

FIFTH ORDER OF BUSINESS

Update on Status of Haines City Landscape Code Compliance Matters

Ms. Adams reported that this issue with Haines City had been fully resolved. They have inspected the property and confirmed that all parcels are in compliance with Haines City landscape codes. Ms. Adams stated that there were two abutting residential properties that they did need to direct Prince to go ahead and do the installation and hand watering. She stated that once all the hand watering invoices are completed, they will contact the property owners offering a payment plan and a letter from District counsel.

SIXTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Contract Proposals

- A. Scope**
- B. Map**
- C. Proposals**

Ms. Adams noted that at their prior meeting they had a landscape service agreement with CAS and they notified the District that they are no longer going to be performing landscape maintenance services. She stated that staff was notified in March and they had already paid CAS for the month of March so they facilitated with another contractor to perform services through that time. In the meantime, staff reached out to the Chairman to get approval for single mows with

Prince, which the Chairman approved. Staff has been gathering proposals for landscape services, and Mr. Tindall reviewed the proposals received for the board. Mr. Tindall noted that the Weber proposal totaled \$102,337 annually. The Duval proposal totaled \$61,280.88 annually. The Prince & Sons proposal totaled \$58,860 annually. Mr. Tindall reviewed the scope and scope map for the Board. Staff recommended the Prince & Sons proposal. Mr. Tindall noted that the current budget allocation was \$61,500 and Duval and Prince & Sons both fell underneath that amount.

Mr. Tindall noted that Prince is currently doing the one-time mows in the community, and the community has improved significantly. He stated that they also did the irrigation repairs and GMS has a lot of experience working with Prince. Ms. Adams suggested authorizing counsel to draft a multiyear agreement if they approve Prince's proposal.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Henley, with all in favor, the Prince & Sons Proposal for Landscape Maintenance, was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Parking Conflict Map

Ms. Adams noted that the parking conflict map was in the agenda package for Board review. She stated that they were presenting an updated map with changes based on resident feedback from within the District. Mr. Tindall reviewed the updates to the map, which were shown by the pink lines. Ms. Adams stated that if the Board would like to consider amending and restating the parking rules, they would need a motion to notice and schedule a public hearing for August 17, 2023 at 10:30 a.m.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Henley, with all in favor, Scheduling the Public Hearing for August 17, 2023 at 10:30 a.m., was approved.

EIGHTH ORDER OF BUSINESS

Review of Parking Sign Options

This item was deferred to a future meeting.

NINTH ORDER OF BUSINESS

Ratification of Proposal with Prince & Sons (2)

Mr. Tindall noted that there were two irrigation repairs that were done by Prince & Sons. He stated that they felt it was an emergency situation based on the timing of the year and the

investment that was already put into the well. He stated that if they had not spent that money in a timely manner on irrigation repairs that they would likely be spending that much money or more in replacing plants along the exterior of the walls. The Board asked staff to renegotiate the dollar amounts. Ms. Adams noted that the work was completed and the work was time sensitive.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Henley, with all in favor, the Proposals with Prince & Sons for Irrigation Repairs (2), were ratified.

TENTH ORDER OF BUSINESS

Ratification of Per-Cut Proposal with Prince and Sons

Ms. Adams stated that earlier in the meeting Mr. Tindall explained that as of the end of March CAS was no longer providing services so Prince & Sons had been completing single mows of the community until the Board made a decision on the contractor. The price per cut totaled \$1,400.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Per-Cut Proposal with Prince & Sons, was ratified.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing further to report. She stated that she will work with their District Manager and field staff to recouping the costs associated with the violations.

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 for the Board which was included in the agenda package.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register for January 1, 2023 through February 28, 2023 noting that it totaled \$574,294.63.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Check Register, 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.

TWELFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

FOURTEENTH 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 at 11:02 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION B

RESOLUTION 2023-02

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

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

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

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

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

_____ is appointed Chairperson.
_____ is appointed Vice-Chairperson.
_____ is appointed Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.

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

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

PASSED AND ADOPTED this 18th day of May 2023

ATTEST:

**NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION V

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the North Boulevard Community Development District (“**District**”) prior to June 15, 2023, the proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 17, 2023

HOUR: 10:30 a.m.

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

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and the Proposed Budget shall remain on the website for at least 45 days.

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

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

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

PASSED AND ADOPTED THIS 18th DAY OF May, 2023.

ATTEST:

**NORTH BOULEVARD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By:_____

Its:_____

Exhibit A
Fiscal Year 2024 Proposed Budget

[See following pages]



North Boulevard

Community Development District

Proposed Budget
FY 2024



Table of Contents

1-2	General Fund
3-6	General Fund Narrative
7	Series 2017 Debt Service Fund
8	Series 2017 Amortization Schedule
9	Series 2019 Debt Service Fund
10	Series 2019 Amortization Schedule
11	Capital Reserve Fund

North Boulevard

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - On Roll	\$ 332,645	\$328,204	\$4,441	\$332,645	\$ 332,645
Other Income	\$ -	\$120	\$0	\$120	\$ -
Carryforward Balance	\$ 24,563	\$148,867	\$0	\$148,867	\$ 49,746
Total Revenues	\$ 357,208	\$ 477,191	\$ 4,441	\$ 481,632	\$ 382,391
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$1,000	\$6,000	\$7,000	\$ 12,000
Engineering Fees	\$ 10,000	\$110	\$5,873	\$5,983	\$ 10,000
Dissemination Agent	\$ 6,500	\$3,250	\$3,250	\$6,500	\$ 6,500
Attorney Fees	\$ 15,000	\$5,449	\$5,449	\$10,898	\$ 15,000
Assessment Administration	\$ 5,000	\$5,000	\$0	\$5,000	\$ 5,000
Annual Audit	\$ 4,700	\$4,700	\$0	\$4,700	\$ 4,800
Trustee Fees	\$ 7,780	\$7,758	\$0	\$7,758	\$ 7,780
Management Fees	\$ 37,853	\$18,927	\$18,926	\$37,853	\$ 40,124
Information Technology	\$ 1,800	\$900	\$900	\$1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$600	\$600	\$1,200	\$ 1,200
Postage & Delivery	\$ 1,100	\$405	\$420	\$825	\$ 1,100
Telephone	\$ 50	\$0	\$50	\$50	\$ 50
Printing & Binding	\$ 400	\$4	\$120	\$124	\$ 400
Insurance	\$ 7,352	\$6,587	\$0	\$6,587	\$ 8,455
Legal Advertising	\$ 4,000	\$0	\$1,935	\$1,935	\$ 4,000
Property Taxes	\$ 200	\$0	\$0	\$0	\$ -
Contingency	\$ 3,000	\$467	\$467	\$934	\$ 3,000
Office Supplies	\$ 100	\$2	\$29	\$31	\$ 100
Dues, Licenses & Fees	\$ 175	\$175	\$0	\$175	\$ 175
Total Administrative	\$118,210	\$55,334	\$44,018	\$99,353	\$121,484

North Boulevard

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<u>Operation and Maintenance</u>					
<i>Field Expenditures</i>					
Field Management	\$ 7,875	\$3,938	\$3,938	\$7,875	\$ 8,348
Electric	\$ 7,300	\$2,941	\$4,200	\$7,141	\$ 8,395
Streetlights	\$ 23,000	\$11,377	\$11,377	\$22,754	\$ 26,450
Property Insurance	\$ 4,606	\$4,222	\$0	\$4,222	\$ 6,333
Landscape Maintenance	\$ 61,500	\$27,732	\$27,732	\$55,464	\$ 58,860
Landscape Replacement & Enhancement	\$ 20,000	\$0	\$7,080	\$7,080	\$ 20,000
Irrigation Repairs	\$ 3,000	\$9,530	\$0	\$9,530	\$ 5,500
General Field Repairs & Maintenance	\$ 15,000	\$23,805	\$0	\$23,805	\$ 15,000
Contingency	\$ 5,000	\$1,603	\$3,398	\$5,000	\$ 10,000
Subtotal	\$147,281	\$85,147	\$57,724	\$142,871	\$158,886
<i>Amenity Expenditures</i>					
Inter-Governmental Expense	\$ 73,823	\$73,332	\$0	\$73,332	\$ 83,727
Playground Lease	\$ 6,295	\$3,147	\$3,147	\$6,295	\$ 6,295
Trash Collection	\$ 1,600	\$669	\$936	\$1,605	\$ 2,000
Subtotal	\$81,718	\$77,148	\$4,084	\$81,231	\$92,022
Subtotal Operations & Maintenance	\$ 228,999	\$ 162,295	\$ 61,807	\$ 224,102	\$ 250,907
Total Expenditures	\$ 347,208	\$ 217,629	\$ 105,826	\$ 323,455	\$ 372,391
<u>Other Financing Sources/Uses:</u>					
Capital Reserve	\$ (10,000)	\$ -	\$ (20,000)	\$ (20,000)	\$ (10,000)
Total Other Financing Sources/Uses	\$ (10,000)	\$ -	\$ (20,000)	\$ (20,000)	\$ (10,000)
Excess Revenues/(Expenditures)	\$ (0)	\$ 259,562	\$ (121,385)	\$ 138,177	\$ -

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

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	389.00	389.00	1.00	\$332,645.00	\$855.13	\$919.49

North Boulevard Community Development District General Fund Budget

REVENUES:

Assessments

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

Engineering Fees

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

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2019 and 2022 bond series. Governmental Management Services – Central Florida, LLC completes these reporting requirements.

Attorney Fees

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

Assessment Administration

The District is contracted with Governmental Management Services – Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Annual Audit

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

Trustee Fees

The District will pay annual trustee fees for the Series 2017 and Series 2019 bonds.

Management Fees

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

North Boulevard Community Development District General Fund Budget

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

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

Postage & Delivery

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

Telephone

Telephone and fax machine.

Printing & Binding

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

Insurance

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

Legal Advertising

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

Property Taxes

Represents costs related to the county property tax.

Contingency

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

Office Supplies

Costs for general office supplies needed for the district.

Dues, Licenses & Subscriptions

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

North Boulevard Community Development District General Fund Budget

Operation and Maintenance

Field Expenditures:

Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Electric

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

Street Lights

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

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Landscape Maintenance

Represents the maintenance of the landscaping within the common areas of the District.

Landscape Replacement & Enhancement

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

Irrigation Repairs

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

General Field Repairs & Maintenance

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

Contingency

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

North Boulevard Community Development District General Fund Budget

Amenity Expenses

Inter-Governmental Expense – Holly Hill Road East CDD

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

Playground Lease

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

Trash Collection

Represents the cost incurred for waste collection throughout the district.

Other Financing Sources/Uses

Capital Reserve

Represents projected excess funds transfer out to the Capital Reserve Fund

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

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - Tax Roll	\$ 258,211	\$ 254,765	\$ 3,446	\$ 258,211	\$ 258,211
Interest	\$ -	\$ 3,207	\$ 1,603	\$ 4,810	\$ -
Carry Forward Surplus ⁽¹⁾	\$ 111,681	\$ 113,219	\$ -	\$ 113,219	\$ 124,883
Total Revenues	\$ 369,891	\$ 371,190	\$ 5,049	\$ 376,239	\$ 383,094
Expenditures					
Interest - 11/1	\$ 85,678	\$ 85,678	\$ -	\$ 85,678	\$ 84,263
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal - 5/1	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 75,000
Interest - 5/1	\$ 85,678	\$ -	\$ 85,678	\$ 85,678	\$ 84,263
Total Expenditures	\$ 246,356	\$ 90,678	\$ 160,678	\$ 251,356	\$ 243,526
Excess Revenues/(Expenditures)	\$ 123,535	\$ 280,512	\$ (155,629)	\$ 124,883	\$ 139,568

Interest - 11/1 \$ 82,725.63

Total \$ 82,725.63

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

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	44.00	\$46,904.14	\$1,066.00	\$1,146.24
Single Family	35.00	\$45,536.15	\$1,301.03	\$1,398.96
Single Family	137.00	\$165,770.60	\$1,210.00	\$1,301.08
		\$258,210.89		

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

Date		Balance		Principal		Interest		Total
05/01/23	\$	3,610,000.00	\$	75,000.00	\$	85,575.63		
11/01/23	\$	3,535,000.00	\$	-	\$	84,263.13	\$	244,838.75
05/01/24	\$	3,535,000.00	\$	75,000.00	\$	84,263.13		
11/01/24	\$	3,460,000.00	\$	-	\$	82,725.63	\$	241,988.75
05/01/25	\$	3,460,000.00	\$	80,000.00	\$	82,725.63		
11/01/25	\$	3,380,000.00	\$	-	\$	81,085.63	\$	243,811.25
05/01/26	\$	3,380,000.00	\$	85,000.00	\$	81,085.63		
11/01/26	\$	3,295,000.00	\$	-	\$	79,343.13	\$	245,428.75
05/01/27	\$	3,295,000.00	\$	90,000.00	\$	79,343.13		
11/01/27	\$	3,205,000.00	\$	-	\$	77,498.13	\$	246,841.25
05/01/28	\$	3,205,000.00	\$	90,000.00	\$	77,498.13		
11/01/28	\$	3,115,000.00	\$	-	\$	75,653.13	\$	243,151.25
05/01/29	\$	3,115,000.00	\$	95,000.00	\$	75,653.13		
11/01/29	\$	3,020,000.00	\$	-	\$	73,456.25	\$	244,109.38
05/01/30	\$	3,020,000.00	\$	100,000.00	\$	73,456.25		
11/01/30	\$	2,920,000.00	\$	-	\$	71,143.75	\$	244,600.00
05/01/31	\$	2,920,000.00	\$	105,000.00	\$	71,143.75		
11/01/31	\$	2,815,000.00	\$	-	\$	68,715.63	\$	244,859.38
05/01/32	\$	2,815,000.00	\$	110,000.00	\$	68,715.63		
11/01/32	\$	2,705,000.00	\$	-	\$	66,171.88	\$	244,887.50
05/01/33	\$	2,705,000.00	\$	115,000.00	\$	66,171.88		
11/01/33	\$	2,590,000.00	\$	-	\$	63,512.50	\$	244,684.38
05/01/34	\$	2,590,000.00	\$	120,000.00	\$	63,512.50		
11/01/34	\$	2,470,000.00	\$	-	\$	60,737.50	\$	244,250.00
05/01/35	\$	2,470,000.00	\$	125,000.00	\$	60,737.50		
11/01/35	\$	2,345,000.00	\$	-	\$	57,846.88	\$	243,584.38
05/01/36	\$	2,345,000.00	\$	130,000.00	\$	57,846.88		
11/01/36	\$	2,215,000.00	\$	-	\$	54,840.63	\$	242,687.50
05/01/37	\$	2,215,000.00	\$	140,000.00	\$	54,840.63		
11/01/37	\$	2,075,000.00	\$	-	\$	51,603.13	\$	246,443.75
05/01/38	\$	2,075,000.00	\$	145,000.00	\$	51,603.13		
11/01/38	\$	1,930,000.00	\$	-	\$	48,250.00	\$	244,853.13
05/01/39	\$	1,930,000.00	\$	155,000.00	\$	48,250.00		
11/01/39	\$	1,775,000.00	\$	-	\$	44,375.00	\$	247,625.00
05/01/40	\$	1,775,000.00	\$	160,000.00	\$	44,375.00		
11/01/40	\$	1,615,000.00	\$	-	\$	40,375.00	\$	244,750.00
05/01/41	\$	1,615,000.00	\$	170,000.00	\$	40,375.00		
11/01/41	\$	1,445,000.00	\$	-	\$	36,125.00	\$	246,500.00
05/01/42	\$	1,445,000.00	\$	175,000.00	\$	36,125.00		
11/01/42	\$	1,270,000.00	\$	-	\$	31,750.00	\$	242,875.00
05/01/43	\$	1,270,000.00	\$	185,000.00	\$	31,750.00		
11/01/43	\$	1,085,000.00	\$	-	\$	27,125.00	\$	243,875.00
05/01/44	\$	1,085,000.00	\$	195,000.00	\$	27,125.00		
11/01/44	\$	890,000.00	\$	-	\$	22,250.00	\$	244,375.00
05/01/45	\$	890,000.00	\$	205,000.00	\$	22,250.00		
11/01/45	\$	685,000.00	\$	-	\$	17,125.00	\$	244,375.00
05/01/46	\$	685,000.00	\$	215,000.00	\$	17,125.00		
11/01/46	\$	470,000.00	\$	-	\$	11,750.00	\$	243,875.00
05/01/47	\$	470,000.00	\$	230,000.00	\$	11,750.00		
11/01/47	\$	240,000.00	\$	-	\$	6,000.00	\$	247,750.00
05/01/48	\$	240,000.00	\$	240,000.00	\$	6,000.00	\$	246,000.00
			\$	3,610,000.00	\$	2,753,019.38	\$	6,363,019.38

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

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - Tax Roll	\$ 209,762	\$ 206,962	\$ 5,198	\$ 212,160	\$ 209,762
Interest	\$ -	\$ 2,693	\$ 1,347	\$ 4,040	\$ -
Carry Forward Surplus ⁽¹⁾	\$ 142,089	\$ 138,388	\$ -	\$ 138,388	\$ 140,382
Total Revenues	\$ 351,851	\$ 348,044	\$ 6,545	\$ 354,589	\$ 350,144
Expenditures					
Interest - 11/1	\$ 80,134	\$ 80,134	\$ -	\$ 80,134	\$ 78,931
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal - 11/1	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Interest - 5/1	\$ 79,072	\$ -	\$ 79,072	\$ 79,072	\$ 77,869
Total Expenditures	\$ 209,206	\$ 135,134	\$ 79,072	\$ 214,206	\$ 206,800
Excess Revenues/(Expenditures)	\$ 142,645	\$ 212,910	\$ (72,527)	\$ 140,382	\$ 143,344

Interest - 11/1	\$ 77,868.75
Principal - 11/1	\$ 55,000.00
Total	\$ 132,868.75

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

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	173.00	\$209,761.95	\$1,212.50	\$1,303.76
		\$209,761.95		

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

Date	Balance	Principal	Interest	Total
05/01/23	\$ 2,900,000.00	\$ -	\$ 78,931.25	
11/01/23	\$ 2,900,000.00	\$ 50,000.00	\$ 78,931.25	\$ 207,862.50
05/01/24	\$ 2,850,000.00	\$ -	\$ 77,868.75	
11/01/24	\$ 2,850,000.00	\$ 55,000.00	\$ 77,868.75	\$ 210,737.50
05/01/25	\$ 2,795,000.00	\$ -	\$ 76,700.00	
11/01/25	\$ 2,795,000.00	\$ 55,000.00	\$ 76,700.00	\$ 208,400.00
05/01/26	\$ 2,740,000.00	\$ -	\$ 75,393.75	
11/01/26	\$ 2,740,000.00	\$ 60,000.00	\$ 75,393.75	\$ 210,787.50
05/01/27	\$ 2,680,000.00	\$ -	\$ 73,968.75	
11/01/27	\$ 2,680,000.00	\$ 60,000.00	\$ 73,968.75	\$ 207,937.50
05/01/28	\$ 2,620,000.00	\$ -	\$ 72,543.75	
11/01/28	\$ 2,620,000.00	\$ 65,000.00	\$ 72,543.75	\$ 210,087.50
05/01/29	\$ 2,555,000.00	\$ -	\$ 71,000.00	
11/01/29	\$ 2,555,000.00	\$ 65,000.00	\$ 71,000.00	\$ 207,000.00
05/01/30	\$ 2,490,000.00	\$ -	\$ 69,456.25	
11/01/30	\$ 2,490,000.00	\$ 70,000.00	\$ 69,456.25	\$ 208,912.50
05/01/31	\$ 2,420,000.00	\$ -	\$ 67,531.25	
11/01/31	\$ 2,420,000.00	\$ 75,000.00	\$ 67,531.25	\$ 210,062.50
05/01/32	\$ 2,345,000.00	\$ -	\$ 65,468.75	
11/01/32	\$ 2,345,000.00	\$ 80,000.00	\$ 65,468.75	\$ 210,937.50
05/01/33	\$ 2,265,000.00	\$ -	\$ 63,268.75	
11/01/33	\$ 2,265,000.00	\$ 85,000.00	\$ 63,268.75	\$ 211,537.50
05/01/34	\$ 2,180,000.00	\$ -	\$ 60,931.25	
11/01/34	\$ 2,180,000.00	\$ 90,000.00	\$ 60,931.25	\$ 211,862.50
05/01/35	\$ 2,090,000.00	\$ -	\$ 58,456.25	
11/01/35	\$ 2,090,000.00	\$ 95,000.00	\$ 58,456.25	\$ 211,912.50
05/01/36	\$ 1,995,000.00	\$ -	\$ 55,843.75	
11/01/36	\$ 1,995,000.00	\$ 95,000.00	\$ 55,843.75	\$ 206,687.50
05/01/37	\$ 1,900,000.00	\$ -	\$ 53,231.25	
11/01/37	\$ 1,900,000.00	\$ 105,000.00	\$ 53,231.25	\$ 211,462.50
05/01/38	\$ 1,795,000.00	\$ -	\$ 50,343.75	
11/01/38	\$ 1,795,000.00	\$ 110,000.00	\$ 50,343.75	\$ 210,687.50
05/01/39	\$ 1,685,000.00	\$ -	\$ 47,318.75	
11/01/39	\$ 1,685,000.00	\$ 115,000.00	\$ 47,318.75	\$ 209,637.50
05/01/40	\$ 1,570,000.00	\$ -	\$ 44,156.25	
11/01/40	\$ 1,570,000.00	\$ 120,000.00	\$ 44,156.25	\$ 208,312.50
05/01/41	\$ 1,450,000.00	\$ -	\$ 40,781.25	
11/01/41	\$ 1,450,000.00	\$ 130,000.00	\$ 40,781.25	\$ 211,562.50
05/01/42	\$ 1,320,000.00	\$ -	\$ 37,125.00	
11/01/42	\$ 1,320,000.00	\$ 135,000.00	\$ 37,125.00	\$ 209,250.00
05/01/43	\$ 1,185,000.00	\$ -	\$ 33,328.13	
11/01/43	\$ 1,185,000.00	\$ 145,000.00	\$ 33,328.13	\$ 211,656.25
05/01/44	\$ 1,040,000.00	\$ -	\$ 29,250.00	
11/01/44	\$ 1,040,000.00	\$ 150,000.00	\$ 29,250.00	\$ 208,500.00
05/01/45	\$ 890,000.00	\$ -	\$ 25,031.25	
11/01/45	\$ 890,000.00	\$ 160,000.00	\$ 25,031.25	\$ 210,062.50
05/01/46	\$ 730,000.00	\$ -	\$ 20,531.25	
11/01/46	\$ 730,000.00	\$ 170,000.00	\$ 20,531.25	\$ 211,062.50
05/01/47	\$ 560,000.00	\$ -	\$ 15,750.00	
11/01/47	\$ 560,000.00	\$ 175,000.00	\$ 15,750.00	\$ 206,500.00
05/01/48	\$ 385,000.00	\$ -	\$ 10,828.13	
11/01/48	\$ 385,000.00	\$ 185,000.00	\$ 10,828.13	\$ 206,656.25
05/01/49	\$ 200,000.00	\$ -	\$ 5,625.00	
11/01/49	\$ 200,000.00	\$ 200,000.00	\$ 5,625.00	\$ 211,250.00
		\$ 2,900,000.00	\$ 2,761,325.00	\$ 5,661,325.00

North Boulevard

Community Development District

Proposed Budget Capital Reserve Fund

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Carry Forward Surplus	\$ 10,000	\$ -	\$ -	\$ -	\$ 20,000
Total Revenues	\$ 10,000	\$ -	\$ -	\$ -	\$ 20,000
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/Uses:					
Transfer In	\$ 10,000	\$ -	\$ 20,000	\$ 20,000	\$ 10,000
Total Other Financing Sources/Uses	\$ 10,000	\$ -	\$ 20,000	\$ 20,000	\$ 10,000
Excess Revenues/(Expenditures)	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ 30,000

SECTION VI

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, *FLORIDA STATUTES*; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the current members of the Board of Supervisors (“Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

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

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November of 2024:

Seat # 3	(currently held by Lindsey Roden)
Seat # 4	(currently held by Bobbie Henley)
Seat # 5	(currently vacant)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

Seat # 1	(currently held by Emily Cassidy)
Seat # 2	(currently held by Adam Rhinehart)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of May 2023.

ATTEST:

**NORTH BOULEVARD
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson / Vice Chairperson,
Board of Supervisors

SECTION VII



Sent Via Email: tadams@gmscfl.com

May 3, 2023

Ms. Tricia Adams
District Manager
North Boulevard Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization Number 2023-1
North Boulevard Community Development District
Annual Engineer's Report 2023**

Dear Chairman, Board of Supervisors:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide professional consulting engineering services for the North Boulevard Community Development District (CDD). We will provide these services pursuant to our current agreement ("District Engineering Agreement") as follows:

I. Scope of Work

We will provide the Annual Engineer's Report for the CDD as required by the Trust Indenture for this fiscal year. The report will address the requirements as detailed in Section 9.21 of the Trust.

II. Fees

The CDD will compensate the Engineer pursuant to the hourly rate schedule contained in the District Engineering Agreement. We estimate a budget in the amount of \$2,000, plus other direct costs. The CDD will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

Thank you for considering Dewberry. We look forward to helping you create a quality project.

Sincerely,

APPROVED AND ACCEPTED

Rey Malavé, P.E.
Dewberry Engineers Inc.
Associate Vice President

By: _____
Authorized Representative of
North Boulevard
Community Development District

May 3, 2023
Date

Date

SECTION VIII

SECTION C

North Boulevard CDD

Field Management Report



4/20/2023

Marshall Tindall

Field Services Manager

GMS

Complete

Landscaping

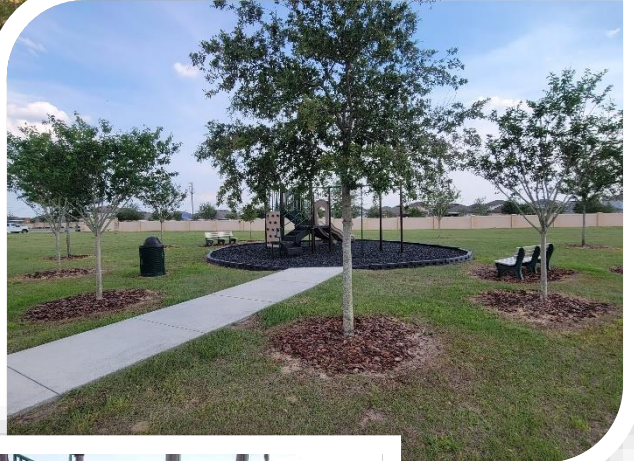
- ✚ Focus on contractor transition.
- ✚ Maintenance of site has gone well this month.
- ✚ Overall, site has seen a notable improvement in appearance with the new landscaper.



Complete

General Repairs

- ✚ Assessment and repairs of minor fence damage from severe weather pattern.
- ✚ Ants were treated in playground.



Complete

City Violation Notices

- ✚ Trees have been kept watered for the approved time.
- ✚ Further maintenance is being conveyed to owners as intended..



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

March 01, 2023 through March 31, 2023

Bank	Date	Check No.'s		Amount
General Fund	3/7/23	236-238	\$	5,647.75
	3/17/23	239-241	\$	26,741.43
	3/24/23	242-243	\$	5,220.99
\$				37,610.17

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/24/23	00028	3/22/23 03222023	202303 300-20700-10000		*	2,340.23	
		TXER TAX RCPTS S19					
				NORTH BOULEVARD CDD			2,340.23 000243
						TOTAL FOR BANK A	37,610.17
						TOTAL FOR REGISTER	37,610.17

SECTION 2

North Boulevard
Community Development District

Unaudited Financial Reporting
March 31, 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
March 31, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 277,826	\$ -	\$ -	\$ -	\$ 277,826
Due From General Fund	\$ -	\$ -	\$ 8,862	\$ -	\$ 8,862
Deposits	\$ 960	\$ -	\$ -	\$ -	\$ 960
Investments:					
<u>Series 2017</u>					
Reserve	\$ -	\$ -	\$ 123,875	\$ -	\$ 123,875
Revenue	\$ -	\$ -	\$ 274,884	\$ -	\$ 274,884
Redemption	\$ -	\$ -	\$ 737	\$ -	\$ 737
Construction	\$ -	\$ -	\$ -	\$ 6,012	\$ 6,012
<u>Series 2019</u>					
Reserve	\$ -	\$ -	\$ 105,956	\$ -	\$ 105,956
Revenue	\$ -	\$ -	\$ 208,790	\$ -	\$ 208,790
Prepayment	\$ -	\$ -	\$ 148	\$ -	\$ 148
Construction	\$ -	\$ -	\$ -	\$ 623	\$ 623
Total Assets	\$ 278,786	\$ -	\$ 723,253	\$ 6,635	\$ 1,008,674
Liabilities:					
Accounts Payable	\$ 10,361	\$ -	\$ -	\$ -	\$ 10,361
Due to Debt Service	\$ 8,862	\$ -	\$ -	\$ -	\$ 8,862
Total Liabilities	\$ 19,224	\$ -	\$ -	\$ -	\$ 19,224
Fund Balance:					
Assigned For:					
Debt Service - Series 2017	\$ -	\$ -	\$ 404,387	\$ -	\$ 404,387
Debt Service - Series 2019	\$ -	\$ -	\$ 318,866	\$ -	\$ 318,866
Restricted For:					
Capital Projects - Series 2017	\$ -	\$ -	\$ -	\$ 6,011.95	\$ 6,012
Capital Projects - Series 2019	\$ -	\$ -	\$ -	\$ 623	\$ 623
Unassigned	\$ 259,562	\$ -	\$ -	\$ -	\$ 259,562
Total Fund Balances	\$ 259,562	\$ -	\$ 723,253	\$ 6,635	\$ 989,450
Total Liabilities & Fund Balance	\$ 278,786	\$ -	\$ 723,253	\$ 6,635	\$ 1,008,674

North Boulevard

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance

Revenues:

Assessments - Tax Roll	\$ 332,645	\$ 328,204	\$ 328,204	\$ -
Other Income	\$ -	\$ -	\$ 120	\$ 120

Total Revenues	\$ 332,645	\$ 328,204	\$ 328,324	\$ 120
-----------------------	-------------------	-------------------	-------------------	---------------

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 1,000	\$ 5,000
Engineering Fees	\$ 10,000	\$ 5,000	\$ 110	\$ 4,890
Dissemination Agent	\$ 6,500	\$ 3,250	\$ 3,250	\$ (0)
Attorney Fees	\$ 15,000	\$ 7,500	\$ 5,449	\$ 2,051
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Annual Audit	\$ 4,700	\$ 4,700	\$ 4,700	\$ -
Trustee Fees	\$ 7,780	\$ 7,758	\$ 7,758	\$ -
Management Fees	\$ 37,853	\$ 18,926	\$ 18,927	\$ (0)
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Postage & Delivery	\$ 1,100	\$ 550	\$ 405	\$ 145
Telephone	\$ 50	\$ 25	\$ -	\$ 25
Printing & Binding	\$ 400	\$ 200	\$ 4	\$ 196
Insurance	\$ 7,352	\$ 7,352	\$ 6,587	\$ 765
Legal Advertising	\$ 4,000	\$ 2,000	\$ -	\$ 2,000
Property Taxes	\$ 200	\$ 200	\$ -	\$ 200
Contingency	\$ 3,000	\$ 1,500	\$ 467	\$ 1,033
Office Supplies	\$ 100	\$ 50	\$ 2	\$ 48
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -

Total General & Administrative:	\$ 118,210	\$ 71,686	\$ 55,334	\$ 16,352
--	-------------------	------------------	------------------	------------------

North Boulevard
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 7,875	\$ 3,938	\$ 3,938	\$ -
Electric	\$ 7,300	\$ 3,650	\$ 2,941	\$ 709
Streetlights	\$ 23,000	\$ 11,500	\$ 11,377	\$ 123
Property Insurance	\$ 4,606	\$ 4,606	\$ 4,222	\$ 384
Landscape Maintenance	\$ 61,500	\$ 30,750	\$ 27,732	\$ 3,018
Landscape Replacement & Enhancement	\$ 20,000	\$ 10,000	\$ -	\$ 10,000
Irrigation Repairs	\$ 3,000	\$ 3,000	\$ 9,530	\$ (6,530)
General Field Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ 23,805	\$ (16,305)
Contingency	\$ 5,000	\$ 5,000	\$ 1,603	\$ 3,398
Subtotal	\$ 147,281	\$ 79,944	\$ 85,147	\$ (5,203)
Amenity Expenses				
Inter-Governmental Expense	\$ 73,823	\$ 73,823	\$ 73,332	\$ 491
Playground Lease	\$ 6,295	\$ 3,147	\$ 3,147	\$ 0
Trash Collections	\$ 1,600	\$ 800	\$ 669	\$ 131
Subtotal	\$ 81,718	\$ 77,770	\$ 77,148	\$ 623
Total O&M Expenses:	\$ 228,999	\$ 157,714	\$ 162,295	\$ (4,581)
Total Expenditures	\$ 347,208	\$ 229,400	\$ 217,629	\$ 11,771
<u>Other Financing Sources/Uses:</u>				
Capital Reserve	\$ (10,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ (10,000)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (24,563)		\$ 110,695	
Fund Balance - Beginning	\$ 24,563		\$ 148,867	
Fund Balance - Ending	\$ (0)		\$ 259,562	

North Boulevard

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 258,211	\$ 254,765	\$ 254,765	\$ -
Interest	\$ -	\$ -	\$ 3,207	\$ 3,207
Total Revenues	\$ 258,211	\$ 254,765	\$ 257,971	\$ 3,207
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		\$ 167,293	
Fund Balance - Beginning	\$ 111,681		\$ 237,094	
Fund Balance - Ending	\$ 123,535		\$ 404,387	

North Boulevard
Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 209,762	\$ 206,962	\$ 206,962	\$ -
Interest	\$ -	\$ -	\$ 2,693	\$ 2,693
Total Revenues	\$ 209,762	\$ 206,962	\$ 209,656	\$ 2,693
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		\$ 74,521	
Fund Balance - Beginning	\$ 142,089		\$ 244,345	
Fund Balance - Ending	\$ 142,645		\$ 318,866	

North Boulevard
Community Development District
Capital Projects Fund - Series 2017
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 98	\$ 98
Total Revenues	\$ -	\$ -	\$ 98	\$ 98
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 98	
Fund Balance - Beginning	\$ -		\$ 5,914	
Fund Balance - Ending	\$ -		\$ 6,012	

North Boulevard
Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 46	\$ 46
Total Revenues	\$ -	\$ -	\$ 46	\$ 46
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 46	
Fund Balance - Beginning	\$ -		\$ 577	
Fund Balance - Ending	\$ -		\$ 623	

North Boulevard
Community Development District
Capital Reserve Projects
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	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
<u>Revenues:</u>													
Assessments - Tax Roll	\$ -	\$ 3,842	\$ 314,351	\$ 3,711	\$ 2,074	\$ 4,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 328,204
Other Income	\$ -	\$ -	\$ 30	\$ 30	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120
Total Revenues	\$ -	\$ 3,842	\$ 314,381	\$ 3,741	\$ 2,134	\$ 4,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 328,324
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110
Dissemination Agent	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250
District Counsel	\$ 151	\$ 295	\$ 2,226	\$ 890	\$ 1,602	\$ 287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,449
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Annual Audit	\$ -	\$ -	\$ -	\$ 1,500	\$ 2,000	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,700
Trustee Fees	\$ -	\$ 3,717	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,758
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,927
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Postage & Delivery	\$ 3	\$ 7	\$ 11	\$ 307	\$ 64	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ -	\$ 2	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
Insurance	\$ 6,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,587
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 239	\$ 39	\$ 38	\$ 74	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 467
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 16,101	\$ 8,005	\$ 6,221	\$ 6,718	\$ 12,802	\$ 5,487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,334

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	\$ 656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,938
Electric	\$ 556	\$ 441	\$ 463	\$ 533	\$ 476	\$ 472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,941
Streetlights	\$ 1,918	\$ 1,963	\$ 1,871	\$ 1,835	\$ 1,899	\$ 1,891	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,377
Property Insurance	\$ 4,222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,222
Landscape Maintenance	\$ 4,622	\$ 4,622	\$ 4,622	\$ 4,622	\$ 4,622	\$ 4,622	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,732
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ 3,345	\$ -	\$ -	\$ -	\$ 6,185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,530
General Repairs & Maintenance	\$ 4,075	\$ 1,648	\$ -	\$ 10,368	\$ -	\$ 7,715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	23,805
Contingency	\$ -	\$ -	\$ 480	\$ 145	\$ 138	\$ 840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,603
Subtotal	\$ 16,049	\$ 12,675	\$ 8,093	\$ 18,159	\$ 7,791	\$ 22,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	85,147
Amenity Expenses													
Inter-Governmental Expense	\$ -	\$ -	\$ -	\$ 73,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	73,332
Playground Lease	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,147
Trash Collection	\$ 139	\$ 139	\$ 119	\$ 136	\$ -	\$ 136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	669
Subtotal	\$ 663	\$ 663	\$ 643	\$ 73,992	\$ 525	\$ 661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	77,148
Total O&M Expenses:	\$ 16,712	\$ 13,338	\$ 8,736	\$ 92,151	\$ 8,316	\$ 23,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	162,295
Total Expenditures	\$ 32,813	\$ 21,343	\$ 14,957	\$ 98,870	\$ 21,118	\$ 28,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	217,629
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Excess Revenues (Expenditures)	\$ (32,813)	\$ (17,500)	\$ 299,425	\$ (95,129)	\$ (18,984)	\$ (24,303)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	110,695

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%
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Property Appraiser	Net Receipts	O&M Portion	2017 Debt Service Portion	2019 Debt Service Portion	Total
11/10/22	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
03/17/23	02/01/23-02/28/23	\$10,468.22	(\$207.57)	(\$89.82)	\$0.00	\$0.00	\$10,170.83	\$4,225.82	\$3,280.25	\$2,664.76	\$10,170.83
TOTAL		\$ 849,257.30	\$ (16,295.54)	\$ (34,480.41)	\$ 59.03	\$ (8,608.78)	\$ 789,931.60	\$ 328,204.37	\$ 254,764.79	\$ 206,962.44	\$ 789,931.60

99%	Net Percent Collected
\$ 10,685.14	Balance Remaining to Collect

SECTION 3



April 21, 2023

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

RE: North Boulevard Community Development District Registered Voters

Dear Ms. Virgen,

In response to your request, there are currently **612** voters within the North Boulevard Community Development District. This number of registered voters in said District is as of **April 15, 2023**.

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

Sincerely,

A handwritten signature in black ink that reads "Lori Edwards". The signature is written in a cursive style with a large, looped "L" and a trailing "s".

Lori Edwards
Supervisor of Elections
Polk County, Florida