

*North Boulevard
Community Development District*

Agenda

July 20, 2023

AGENDA

North Boulevard

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

July 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, July 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
3. Approval of Minutes of the May 18, 2023 Board of Supervisors Meeting
4. Review and Acceptance of Fiscal Year 2022 Audit Report
5. Consideration of Resolution 2023-05 Appointing an Assistant Treasurer
6. Consideration of Proposal from All Terrain for Stormwater Repair
7. Discussion of Playground Shade Structure
8. Staff Reports
 - A. Attorney
 - i. Presentation of Memo Regarding Ethics Training
 - B. Engineer
 - i. Presentation of Annual Engineer's Report
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
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, **May 18, 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
Roy Van Wyk *by Zoom*
Molly Banfield *by Zoom*
Marshall Tindall
Jessica Petrucci

District Manager, GMS
District Counsel, KVV Law
District Engineer, Dewberry
Field Services, GMS
Appointed to the Board of Supervisors

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 April 20, 2023
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the April 20, 2023 Board of Supervisor's meeting. She asked for any comments or corrections. Hearing none there was a motion of approval.

On MOTION by Ms. Roden, seconded by Mr. Rhinehart, with all in favor, the Minutes of the April 20, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individual to Fulfill Vacancy in Seat #5 with Term Ending 11/2023

Ms. Adams noted that there was a resignation from Seat #5 that had a term ending in November 2023. She asked if the Board had an appointment to fill the vacant seat and the Board nominated Jessica Petrucci to Seat #5.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Appointing Jessica Petrucci to Fulfill Vacancy in Seat #5 with Term Ending November 2023, was approved.

B. Adminstrating Oath of Office

Ms. Adams administered the oath to Jessica Petrucci. All future Board of Supervisors actions includes participation of Jessica Petrucci. District counsel had no further input for her participation.

C. Consideration of Resolution 2023-02 Electing Officer

Ms. Adams noted that Adam Rhinehart currently serves as Chair, Lindsey Roden serving as the Vicechair, and the reaming Board members serving as Assistant Secretaries. There are also staff members fulfilling roles as Treasure, Assistant Treasure, and Assistant Secretary. She then asked for a motion to appoint Jessica Petrucci as Assistant Secretary. The Board agreed.

On MOTION by Ms. Rhinehart, seconded by Ms. Henley, with all in favor, Resolution 2023-02 Electing Officers, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2023-03
Approving the Proposed Fiscal Year 2024
Budget and Setting a Public Hearing**

Ms. Adams presented the resolution to the Board and stated that it is included in the agenda packet for review. This particular budget is being proposed without an increase and by approving the resolution the Board will be setting the highwater mark for the operations and maintenance assessment for the year. The suggested date for the public hearing is August 17, 2023 at 10:30 a.m. at their regular meeting time and location. This resolution also authorizes the proceedings of statutory compliance matters regarding transmission of the budget, posting of the budget, and publication of the budget. The Fiscal Year starts October 1, 2023 and end September 30, 2024. Ms. Adams then gave a brief overview for the Boards information and asked for any questions of concerns. Hearing none, there was a motion of approval.

On MOTION by Mr. Rhinehart, seconded by Ms. Henley, with all in favor, Resolution 2023-03 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for August 17, 2023 at 10:30 a.m., was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2023-04
Extending Terms of Office**

Ms. Adams noted that this resolution will extend the terms of office to synchronize with the general election cycle. They are looking to extend terms until November 2024 for Seat #3, #4, and #5 and November 2026 for Seats #1 and #2.

On MOTION by Mr. Rhinehart, seconded by Ms. Roden, with all in favor, Resolution 2023-04 Extending Terms of Office, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Work Order for Annual
Engineer's Report**

Ms. Adams stated that this is an authorization for an annual inspection. This work is performed in accordance with the bond trust indenture which requires the District's assets to be inspected by the engineer. The cost is \$2,000. The District engineer offered to answer any questions for the Board and noted that the process will be quick and happening in the next few weeks. Hearing none, Ms. Adams asked for a motion of approval.

On MOTION by Mr. Rhinehart, seconded by Ms. Roden, with all in favor, the Work Order for Annual Engineer's Report, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk had no report for the Board and there were no questions for counsel, so the next item followed.

B. Engineer

Ms. Banfield had nothing further for the Board, so the next item followed.

C. Field Manager's Report

Mr. Tindall reviewed the field manager's report for the Board which was included in the agenda package. The primary focus has been on the landscaping vendor turnover to Prince and Sons. The overall site, in his opinion, has improved noticeably. The irrigation is now functioning making everything greener. There were small general repairs that occurred, and he reported on them. There was a complaint of ants at the playground, and they believe they took care of the problem without further costs to the District. Mr. Tindall is working with district counsel on the tree violations and will closely monitor the situation as to not let the issue continue. He asked for any questions from the Board and hearing none, the next item followed.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register for March 1, 2023 through March 31, 2023 noting that it totaled \$37,610.17.

On MOTION by Ms. Rhinehart, 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.

iii. Presentation of Number of Registered Voters: 612

Ms. Adams reported the number of voters which is a requirement annually.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

ELEVENTH 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.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**NORTH BOULEVARD
COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
North Boulevard Community Development District
City of Haines City, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of North Boulevard Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2022, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund, of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 12, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 12, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of the North Boulevard Community Development District, City of Haines City, Florida ("District") would like to offer the readers of the District's financial statements this discussion and analysis of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$1,152,475.
- The change in the District's total net position in comparison with the prior fiscal year was (\$77,105), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$636,795, a decrease of (\$4) in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items and deposits, restricted for debt service and capital projects, assigned for subsequent year's expenditures and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), amenity, and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, the governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2022	2021
Assets, excluding capital assets	\$ 674,010	\$ 664,906
Capital assets, net of depreciation	7,210,464	7,439,617
Total assets	7,884,474	8,104,523
Liabilities, excluding long-term liabilities	175,393	168,873
Long-term liabilities	6,556,606	6,706,070
Total liabilities	6,731,999	6,874,943
Net Position		
Net investment in capital assets	660,349	774,708
Restricted	343,259	358,643
Unrestricted	148,867	96,229
Total net position	\$ 1,152,475	\$ 1,229,580

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 800,009	\$ 895,739
Operating grants and contributions	1,616	28
Capital grants and contributions	140	3
Total revenues	801,765	895,770
Expenses:		
General government	94,867	96,817
Maintenance and operations	361,402	341,684
Amenity	88,493	79,262
Interest	334,108	345,183
Total expenses	878,870	862,946
Change in net position	(77,105)	32,824
Net position - beginning	1,229,580	1,196,756
Net position - ending	\$ 1,152,475	\$ 1,229,580

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$878,870. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, decreased during the fiscal year as a result of a decrease in prepayment revenue. Expenses increased slightly mainly due to an increase in maintenance and repairs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$7,953,699 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$743,235 has been taken, which resulted in a net book value of \$7,210,464. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$6,570,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

For the subsequent fiscal year, the District anticipates an increase in general operations as the District continues to build out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide property owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the North Boulevard Community Development District's Finance Department at 219 E. Livingston Street, Orlando FL, 32801.

**NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash	\$ 172,362
Assessments receivable	1,699
Prepays and deposits	14,569
Restricted assets:	
Investments	485,380
Capital assets:	
Depreciable, net	7,210,464
Total assets	<u>7,884,474</u>
LIABILITIES	
Accounts payable	7,256
Due to other governments	29,959
Due to Developer	
Accrued interest payable	138,178
Non-current liabilities:	
Due within one year	125,000
Due in more than one year	6,431,606
Total liabilities	<u>6,731,999</u>
NET POSITION	
Net investment in capital assets	660,349
Restricted for debt service	343,259
Unrestricted	148,867
Total net position	<u>\$ 1,152,475</u>

See notes to the financial statements

**NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 94,867	\$ 94,867	\$ -	\$ -	\$ -
Maintenance and operations	361,402	238,480	-	140	(122,782)
Amenity	88,493	90	-	-	(88,403)
Interest on long-term debt	334,108	466,572	1,616	-	134,080
Total governmental activities	878,870	800,009	1,616	140	(77,105)
			Change in net position		(77,105)
			Net position - beginning		1,229,580
			Net position - ending		<u>\$ 1,152,475</u>

See notes to the financial statements

**NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 172,362	\$ -	\$ -	\$ 172,362
Investments	-	478,889	6,491	485,380
Assessments receivable	1,699	-	-	1,699
Due from other funds	-	2,548	-	2,548
Prepays and deposits	14,569	-	-	14,569
Total assets	\$ 188,630	\$ 481,437	\$ 6,491	\$ 676,558
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 7,256	\$ -	\$ -	\$ 7,256
Due to other funds	2,548	-	-	2,548
Due to other governments	29,959	-	-	29,959
Total liabilities	39,763	-	-	39,763
Fund balances:				
Nonspendable:				
Prepays and deposits	14,569	-	-	14,569
Restricted for:				
Debt service	-	481,437	-	481,437
Capital projects	-	-	6,491	6,491
Assigned to:				
Subsequent Year's Expenditures	24,563	-	-	24,563
Unassigned	109,735	-	-	109,735
Total fund balances	148,867	481,437	6,491	636,795
Total liabilities and fund balances	\$ 188,630	\$ 481,437	\$ 6,491	\$ 676,558

See notes to the financial statements

**NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Total fund balances - governmental funds	\$	636,795
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	7,953,699		
Accumulated depreciation	<u>(743,235)</u>		7,210,464

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(138,178)		
Bonds payable	<u>(6,556,606)</u>		<u>(6,694,784)</u>

Net position of governmental activities		<u>\$</u>	<u>1,152,475</u>
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See notes to the financial statements

**NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 333,347	\$ 466,572	\$ -	\$ 799,919
Interest income	-	1,616	140	1,756
Amenity revenue	90	-	-	90
Total revenues	<u>333,437</u>	<u>468,188</u>	<u>140</u>	<u>801,765</u>
EXPENDITURES				
Current:				
General government	94,867	-	-	94,867
Maintenance and operations	120,033	-	-	120,033
Amenity	65,899	-	-	65,899
Debt service:				
Principal	-	150,000	-	150,000
Interest	-	336,160	-	336,160
Capital outlay	-	-	34,810	34,810
Total expenditures	<u>280,799</u>	<u>486,160</u>	<u>34,810</u>	<u>801,769</u>
Net change in fund balances	52,638	(17,972)	(34,670)	(4)
Fund balances - beginning	<u>96,229</u>	<u>499,409</u>	<u>41,161</u>	<u>636,799</u>
Fund balances - ending	<u>\$ 148,867</u>	<u>\$ 481,437</u>	<u>\$ 6,491</u>	<u>\$ 636,795</u>

See notes to the financial statements

**NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$	(4)
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures; however, in the statement of activities, the cost of those assets is eliminated and is capitalized in the statement of net position as capital assets.		34,810
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Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.		(263,963)
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Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		150,000
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Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(536)
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The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		2,588
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Change in net position of governmental activities	\$	(77,105)
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See notes to the financial statements

**NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

North Boulevard Community Development District ("District") was established by Ordinance No. 17-1555, adopted by City of Haines City, Florida on April 6, 2017 and created pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022 certain Board members are affiliated with HH CR 547 Investors I, LLC ("Developer").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are completed and placed in service.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater management	30
Roadways	30
Entry features	30
Parks & amenities	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2022:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligations Fund			
CL Y	\$ 485,380	S&P AAAm	Weighted average of the portfolio: 18 days
Total Investments	<u>\$ 485,380</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Capital assets, being depreciated				
Stormwater management	\$ 5,085,087	\$ -	\$ -	\$ 5,085,087
Roadways	1,829,313	-	-	1,829,313
Entry features	326,663	-	-	326,663
Parks & amenities	677,826	34,810	-	712,636
Total capital assets, being depreciated	7,918,889	34,810	-	7,953,699
Less accumulated depreciation for:				
Stormwater management	306,095	169,503	-	475,598
Roadways	111,791	60,977	-	172,768
Entry features	19,963	10,889	-	30,852
Parks & amenities	41,423	22,594	-	64,017
Total accumulated depreciation	479,272	263,963	-	743,235
Total capital assets, being depreciated, net	7,439,617	(229,153)	-	7,210,464
Governmental activities capital assets	\$ 7,439,617	\$ (229,153)	\$ -	\$ 7,210,464

NOTE 5 – CAPITAL ASSETS (Continued)

Depreciation was charged to the following:

Maintenance and operations	\$ 241,369
Amenity	22,594
Total	<u>\$ 263,963</u>

NOTE 6 – LONG-TERM LIABILITIES

Series 2017 Bonds

On October 16, 2017, the District issued \$4,965,000 of Special Assessment Bonds, Series 2017 consisting of multiple term Bonds with due dates ranging from May 1, 2023 to May 1, 2048 and fixed interest rates ranging from 3.5% to 5%. The Bonds were issued to finance the acquisition, construction and equipping of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2019 through May 1, 2048.

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2017 Bonds are subject to optional and mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$10,000 of the Series 2017 Bonds

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Series 2019 Bonds

On January 17, 2019, the District issued \$4,335,000 of Special Assessment Bonds, Series 2019 consisting of multiple term Bonds with due dates ranging from November 1, 2024 to November 1, 2049 and fixed interest rates ranging from 4.25% to 5.625%. The Bonds were issued to finance the acquisition, construction and equipping of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2020 through November 1, 2049.

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2019 Bonds are subject to optional and mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$40,000 of the Series 2019 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2017	\$ 3,700,000	\$ -	\$ 85,000	\$ 3,615,000	\$ 75,000
Less: issuance discount	(13,930)	-	(536)	(13,394)	-
Series 2019	3,020,000	-	65,000	2,955,000	50,000
Total	<u>\$ 6,706,070</u>	<u>\$ -</u>	<u>\$ 149,464</u>	<u>\$ 6,556,606</u>	<u>\$ 125,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 125,000	\$ 331,044	\$ 456,044
2024	130,000	326,294	456,294
2025	135,000	320,783	455,783
2026	140,000	315,028	455,028
2027	150,000	308,812	458,812
2028-2032	835,000	1,437,246	2,272,246
2033-2037	1,080,000	1,205,500	2,285,500
2038-2042	1,390,000	899,669	2,289,669
2043-2047	1,790,000	490,563	2,280,563
2048-2050	795,000	60,797	855,797
	<u>\$ 6,570,000</u>	<u>\$ 5,695,736</u>	<u>\$ 12,265,736</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 11 – INTERLOCAL AGREEMENT

The District has entered into an interlocal agreement with Holly Hill Road East Community Development District ("HHRE") for the shared costs of maintaining certain amenities available to residents within the District and HHRE.

**NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 332,645	\$ 333,347	\$ 702
Amenity revenue	-	90	90
Total revenues	<u>332,645</u>	<u>333,437</u>	<u>792</u>
EXPENDITURES			
Current:			
General government	115,587	94,867	20,720
Maintenance and operations	142,769	120,033	22,736
Amenity	64,289	65,899	(1,610)
Total expenditures	<u>322,645</u>	<u>280,799</u>	<u>41,846</u>
Excess (deficiency) of revenues over (under) expenditures	10,000	52,638	42,638
OTHER FINANCING SOURCES			
Capital reserve	<u>10,000</u>	-	(10,000)
Net change in fund balances	<u>\$ 20,000</u>	52,638	<u>\$ 32,638</u>
Fund balance - beginning		<u>96,229</u>	
Fund balance - ending		<u>\$ 148,867</u>	

See notes to required supplementary information

**NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

Element	Comments
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	6
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$0
Independent contractor compensation for FYE 9/30/2022	\$293,622.95
Construction projects to begin on or after October 1; (\$65K)	None
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate for FYE 9/30/2022	Operations and maintenance - \$919.49 Debt service - \$1,146.24 - \$1,398.96
Special assessments collected FYE 9/30/2022	\$799,918.80
Outstanding Bonds:	
Series 2017, due May 1, 2048,	see Note 7 for details
Series 2019, due November 1, 2049,	see Note 7 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
North Boulevard Community Development District
City of Haines City, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of North Boulevard Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 12, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 12, 2023



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
North Boulevard Community Development District
City of Haines City, Florida

We have examined North Boulevard Community Development District, City of Haines City, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of North Boulevard Community Development District, City of Haines City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 12, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
North Boulevard Community Development District
City of Haines City, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of North Boulevard Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated May 12, 2023

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 12, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of North Boulevard Community Development District, City of Haines City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank North Boulevard Community Development District, City of Haines City, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 12, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

SECTION V

RESOLUTION 2023-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH
BOULEVARD COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING AN ASSISTANT TREASURER OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Darrin Mossing, Sr. is appointed Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of July 2023.

ATTEST:

**NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI



1980 Camron Ave
Sanford, FL 32771
P: (386) 218-6969 F: (386) 218-6970
www.allterraintractorservice.com

PROPOSAL

Project Name:	North Blvd CDD
Project Phase:	24" HDPE Storm Pipe Repair
Job Number:	

Project Address: 558 Taft Drive
City, State, Zip: Davenport, FL 33837

Proposal Date: Thursday, June 29, 2023
Proposal price good for 30 days from
the date of this proposal.

Prepared for: GMS Central Florida
Address: 219 E. Livingston Street
City, State, Zip: Orlando, FL 32801

Contact: Marshall Tindall
Phone: 407-841-5524
Cell: 407-346-2453
Email: mtindall@gmscfl.com

Scope of Work

- Under The Terms and Conditions of This Proposal. All Terrain Tractor Service Inc, Hereby Proposes to Provide Labor, Materials, Supervision Necessary **to Complete "ONLY" the Described Line Items Listed Below. No Other Work expressed or Implied in This Proposal.**

Qualifications & Exclusions

- There are **No permits** included in this proposal. If any are required, they will be at an additional cost.
- There are **No Dewatering** included in this proposal. If any are required, they will be at an additional cost.
- There is **No handling of contaminated, or hazardous, materials** included in this proposal. If any is required, it will be at an additional cost.
- Proposal price is based on the assumption that this project will require red-lined as-builts only. **If certified as-builts are required, they will be at an additional cost.**
- Any electrical, power, gas, CATV, telephone, utilities relocated or removed **by others.**
- There is **No Night Work, Weekend Work, Or Plant Opening Fee's** In This Proposal. If Needed it will be an additional Costs.
- There is **No MOT of ANY Kind** In This Proposal. If Needed it will be an additional Costs.
- There is **No Sod, Landscaping, or Irrigation or Irrigation Repairs in this Proposal.** If needed it will be an additional Costs.
- Any electrical work associated with site work scope is **by others.**
- This Bid is Based Solely on Information Provided by Others. All Terrain Accepts No Responsibility to Unforeseen Differences.**
- The MOT pricing does NOT include "Jersey" barriers of any kind.**

CODE	DECRPTION	QTY	UOM	UNIT PRICE	TOTAL
1.001	Mobilization	1	LS	\$3,500.00	\$3,500.00
1.001	Locates & Verification	1	LS	\$500.00	\$500.00
1.002	Layouts for our Scope	1	LS	\$1,250.00	\$1,250.00
	24" Pipe Plug	1	EA	\$800.00	\$800.00
	Supervision	10	HR	\$85.00	\$850.00
	Pipe Foreman	10	HR	\$65.00	\$650.00
	Mini Excavator & Operator	10	HR	\$125.00	\$1,250.00
	Pipe Layer	10	HR	\$55.00	\$550.00
	Pipe Labor	10	HR	\$50.00	\$500.00
	24" HDPE Pipe	20	LF	\$75.00	\$1,500.00
	24" HDPE Coupler Bands	2	EA	\$385.00	\$770.00
	Geotextiles/Filter Fabric	1	EA	\$420.00	\$420.00
	Fill Dirt	8	CY	\$50.00	\$400.00
	St. Augustine Sod	1200	SF	\$1.25	\$1,500.00

Proposed Total **\$14,440.00**

Landon Massa

All Terrain Tractor Service, Inc.

Marshall Tindall

GMS Central Florida

_____/_____/_____
Authorized Signature Date

_____/_____/_____
Authorized Signature Date

Price is subject to change, pending receipt of 'Final Construction Drawings'.

SECTION VII



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
North Blvd CDD Hoover Street S...



Date	Estimate #
9/21/2021	13295



WE WILL BEAT ANY PRICE BY 5%!

Customer / Bill To
Governmental Mgmt Services Marshall Tindall 6200 Lee Vista Blvd. Ste 300 Orlando, FL 32822

Ship To
1408 Hamlin Ave. Unit E St. Cloud, FL 34771

Item	Description	Qty	Cost	Total:
	Furnish labor and materials to complete the following: 1. Installation of 20x30x10 four post hip shade			
	SHADE STRUCTURES			
21-RD203010IG	20x30x10' Height -INGROUND - WITH GLIDE - RECTANGLE	1	8,230.00	8,230.00
ENGDRAW	Engineered Drawings for Permitting	1	975.00	975.00
Shipping	Combined Shipping and Freight Charges	1	1,136.54	1,136.54
	Sub Total			10,341.54
	RAW MATERIALS			
FBLOCK	Footer Blocks	16	2.60	41.60
RBAR5	No. 5 Rebar	20	1.75	35.00
RMC	Ready Mix Concrete 2500 PSI MIN	6	227.50	1,365.00
	LABOR, INSTALLATION, RENTALS, & MISC			
FLIFTDAY	Telescopic Fork Lift Daily Rental	1	1,504.32	1,504.32
21-CONPUMP	Concrete Pumping Services, Basic, 4 Hr	1	600.00	600.00
LBR	Labor and Installation - x1 four post hip shade	1	7,719.38	7,719.38
ISPERMIT	PERMIT - STATE OF FLORIDA - COST NOT INCLUDED IN PRICE, COST SHALL BE \$2000 OR 5% OF TOTAL PROJECT COST, WHICHEVER IS GREATER. PRICE DOES NOT INCLUDE COST OF ENGINEERING OR SEALED DRAWINGS.	1	2,000.00	2,000.00

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

_____/_____/_____
Signature Name / Title Date

Subtotal:	\$23,606.84
Sales Tax: (7.5%)	\$0.00
Total:	<u>\$23,606.84</u>

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
North Blvd CDD Hoover Street S...



Date	Estimate #
9/21/2021	13296

Customer / Bill To
Governmental Mgmt Services Marshall Tindall 6200 Lee Vista Blvd. Ste 300 Orlando, FL 32822

Ship To
1408 Hamlin Ave. Unit E St. Cloud, FL 34771



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	Furnish labor and materials to complete the following: 1. Installation of 20x30x10 four post hip shade			
	SHADE STRUCTURES			
21-RD203010IG	20x30x10' Height -INGROUND - WITH GLIDE - RECTANGLE	1	8,230.00	8,230.00
ENGDRAW	Engineered Drawings for Permitting	1	975.00	975.00
Shipping	Combined Shipping and Freight Charges	1	1,136.54	1,136.54
	Sub Total			10,341.54
	RAW MATERIALS			
FBLOCK	Footer Blocks	16	2.60	41.60
RBAR5	No. 5 Rebar	20	1.75	35.00
RMC	Ready Mix Concrete 2500 PSI MIN	6	227.50	1,365.00
	LABOR, INSTALLATION, RENTALS, & MISC			
FLIFTDAY	Telescopic Fork Lift Daily Rental	1	1,504.32	1,504.32
21-CONPUMP	Concrete Pumping Services, Basic, 4 Hr	1	600.00	600.00
LBR	Labor and Installation - x1 four post hip shade	1	7,719.38	7,719.38
ISPERMIT	PERMIT - STATE OF FLORIDA - COST NOT INCLUDED IN PRICE, COST SHALL BE \$2000 OR 5% OF TOTAL PROJECT COST, WHICHEVER IS GREATER. PRICE DOES NOT INCLUDE COST OF ENGINEERING OR SEALED DRAWINGS.	1	2,000.00	2,000.00

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

_____/_____/_____
Signature Name / Title Date

Subtotal:	\$23,606.84
Sales Tax: (7.5%)	\$0.00
Total:	<u>\$23,606.84</u>

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

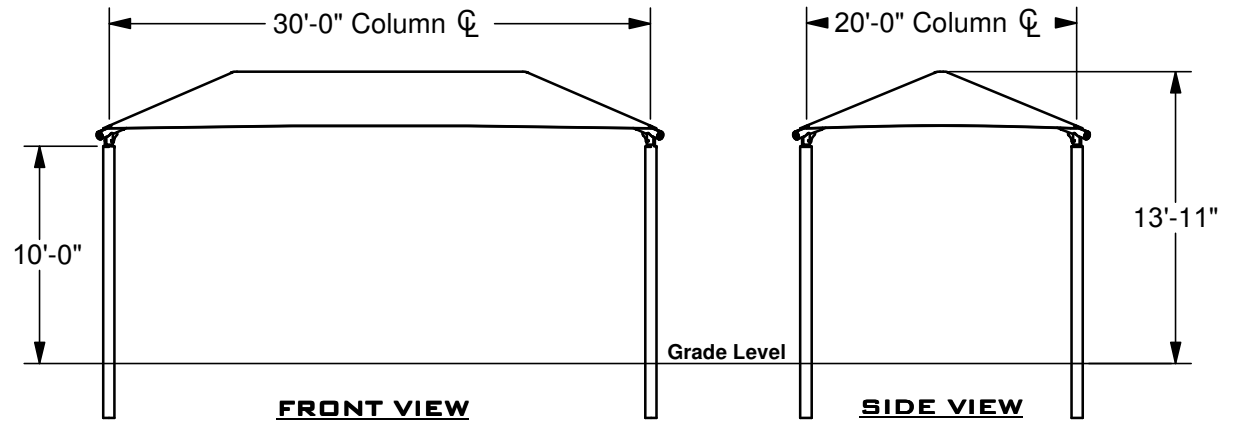
RECTANGLE HIP SHADE

20' x 30' x 10'

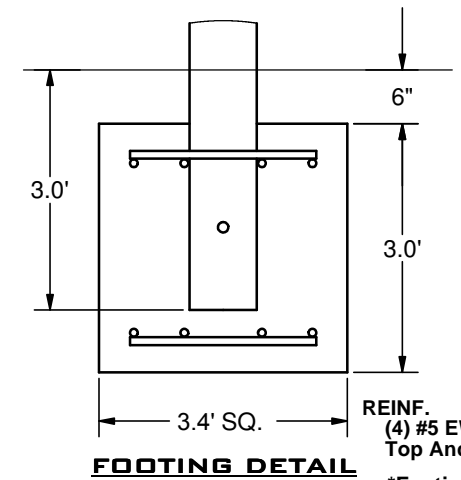
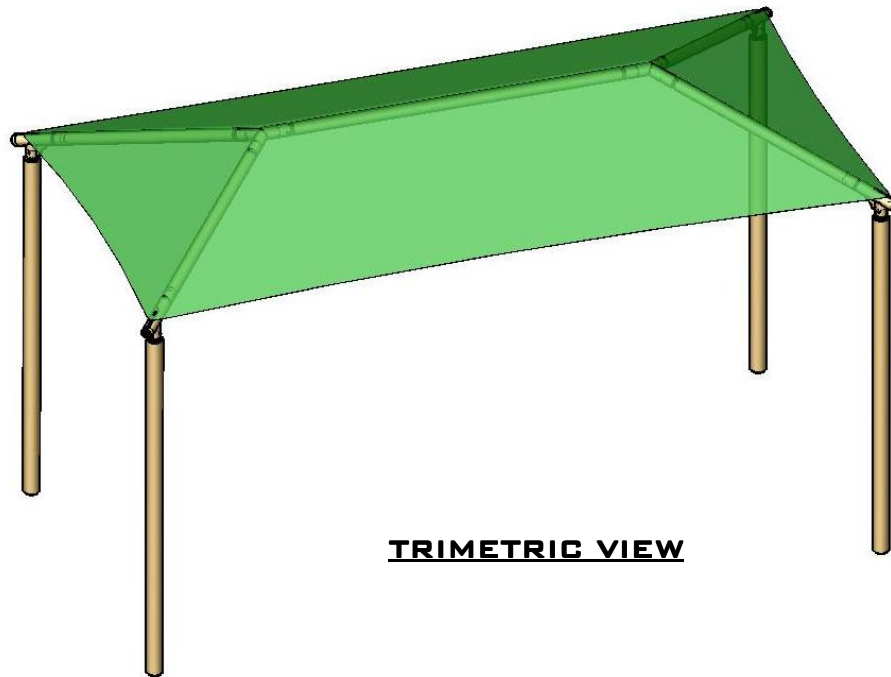
MODEL #:

RD203010IG-105 (With Glide Elbows)

RD203010IN-105 (Without Glide Elbows)



TRIMETRIC VIEW



REINF.
(4) #5 EW
Top And Bottom

*Footing design based on 1500 PSF soil bearing pressure.

SECTION VIII

SECTION A

SECTION 1



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors
From: Kilinski | Van Wyk PLLC
Date: July 7, 2023
Re: Ethics Training for Special District Supervisors

The purpose of this memorandum is to provide you with information regarding new ethics training requirements applicable to Special District Supervisors. This requirement is the result of changes to Section 112.3142, Florida Statutes, which were passed during the recent legislative session. The new requirements will apply beginning with the 2024 calendar year.

Who is affected?

The new requirement applies to all elected officers of independent special districts as defined in Section 189.012, Florida Statutes, including those elected officers who are appointed to fill a vacancy for an unexpired term of office. This includes Supervisors of Community Development Districts and “Special Act” Districts, among others. It does not apply to non-elected officers of a special district, such as a secretary or treasurer, unless that person is also an elected officer. The training requirement previously applied only to specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies.

What is required?

Supervisors will be required to complete four (4) hours of training each calendar year. The training must address, at a minimum, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida’s public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered.

How do I report compliance?

The Commission on Ethics has not announced special procedures for special district supervisors. For other officers subject to the training requirement, compliance is self-reported by marking a check box on the annual financial disclosure form. Supervisors should keep detailed records on the name of each course, length of each course, and date completed in the event that verification is required.

When is the deadline?

This requirement will apply beginning in the 2024 calendar year. Training should be completed as close as possible to the date an officer assumes office. Officers who assume a new office or a new term of office before March 31 must complete the training on or before December 31 of the same year. Officers who assume a new office or a new term of office after March 31 are not required to complete the training until the following calendar year.

Where can I find training materials?

The Florida Commission on Ethics has provided links to approved courses on their Ethics Training web page: <https://ethics.state.fl.us/Training/Training.aspx>. There are also many courses – both free and for a charge – available online and in-person. Kilinski | Van Wyk will be offering customized training sessions at discounted rate for existing clients. If you have questions about whether a particular course meets the requirements, or if you would like to request a customized training session, please consult your Kilinski | Van Wyk attorney. There is also the ability to include training within your regular Board meeting schedule.

SECTION B

SECTION 1



MEMORANDUM

Date: June 12, 2023
To: Rey Malave, District Engineer, Dewberry
From: Nadine Johnson, Staff Environmental Scientist, Dewberry
Subject: North Boulevard Community Development District (CDD)
Annual Inspection Results (May 2023); SWFWMD Permit No. 43-43044-0

Introduction

This report provides the findings of a stormwater inspection for proper operation and maintenance of the North Boulevard CDD stormwater management system conducted on May 18, 2023. The inspection and this report are specific to the system constructed in accordance with Southwest Florida Water Management District (SWFWMD) Permit No. 43-43044-0.

The following report summarizes the findings of the inspection and includes recommendations for action items. The report also contains a **2023 Annual Stormwater Inspection Results Map (Attachment 1)** and a **North Boulevard CDD Photo Log (Attachment 2)** depicting aspects of the stormwater management system that were inspected and require attention.

Report Recommendations

North Boulevard: SWFWMD Permit Number 43-43044-0

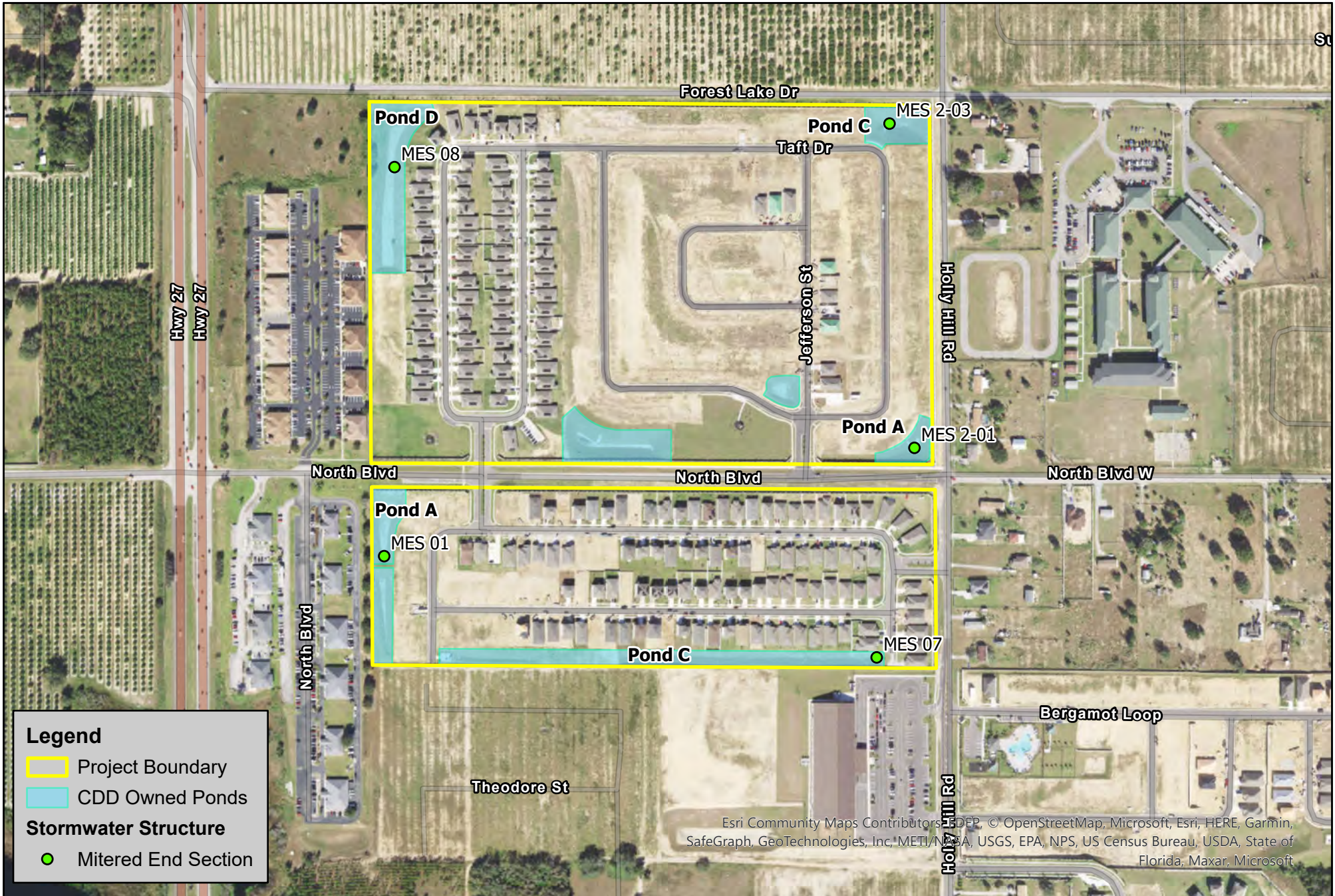
General Comments are provided below regarding maintenance on site:

The findings from observations during the site inspection are listed below and displayed on the attached **2023 Annual Stormwater Inspection Results Map (Attachment 1)**. These measures should be scheduled and performed as soon as possible to ensure the system is functioning as permitted:


Location	Structure	Condition	Comments
Pond A	MES 2-01	Needs attention	Severe erosion on the side of the structure
Pond C	MES 2-03	Needs attention	Severe erosion on the left side of the structure
Pond D	MES 08	Needs attention	Erosion surrounding structure and minor vegetation maintenance
Pond A	MES 01	Needs attention	Minor sediment buildup and vegetation maintenance
Pond C	MES 07	Needs attention	Vegetation maintenance and sediment buildup

Attachments

Attachment 1. 2023 Annual Stormwater Inspection Results Map
Attachment 2. North Boulevard CDD Photo Log



2023 Annual Stormwater Inspection Results Map
North Boulevard CDD
Polk County, Florida





0 250 500 Feet



Data Source: Dewberry
Image Source: ESRI




North Boulevard CDD Photo Log
SWFWMD Permit Number: 43-43044-0
5-18-2023

Location	Structure	Condition	Comments	Photo
Pond A	MES 2-01	Needs attention	Severe erosion on the side of the structure	
Pond C	MES 2-03	Needs attention	Severe erosion on the left side of the structure	

North Boulevard CDD Photo Log
SWFWMD Permit Number: 43-43044-0
5-18-2023

Location	Structure	Condition	Comments	Photo
Pond D	MES 08	Needs attention	Erosion surrounding structure and minor vegetation maintenance	
Pond A	MES 01	Needs attention	Minor sediment buildup and vegetation maintenance	

North Boulevard CDD Photo Log
SWFWMD Permit Number: 43-43044-0
5-18-2023

Location	Structure	Condition	Comments	Photo
Pond C	MES 07	Needs attention	Vegetation maintenance and sediment buildup	

SECTION C

North Boulevard CDD

Field Management Report



7/20/2023

Marshall Tindall
Field Services Manager
GMS

Complete

Landscaping

- ✚ Landscape maintenance has been satisfactory.
- ✚ Common area mowings are consistent and
- ✚ Plant beds are clean and well kept.



Complete

Playground Reviews

- ✚ Monthly playground reviews were done.
- ✚ No issues were found.
- ✚ With recent heat wave, playground shade requests have been coming in.



Site Items

Stormwater

- ✚ Damaged pipe was reported, inspected, and an RFP was sent out.
- ✚ Site has been monitored regularly to ensure it did not get worse during the RFP period.



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

May 01, 2023 through July 6, 2023

Bank	Date	Check No.'s		Amount
General Fund	5/10/23	252-257	\$	3,887.00
	5/18/23	258-260	\$	14,697.18
	5/22/23	261-265	\$	1,000.00
	6/13/23	266-269	\$	5,125.21
	6/23/23	270-271	\$	8,912.41
	6/30/23	272	\$	1,685.00
			\$	35,306.80

*** CHECK DATES 05/01/2023 - 07/06/2023 ***
 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 #
5/10/23	00032	4/20/23 AH042020	202304 310-51300-11000	SUPERVISOR FEES-04/20/23	*	200.00	
				ADAM RHINEHART			200.00 000252
5/10/23	00046	4/20/23 BH042020	202304 310-51300-11000	SUPERVISOR FEES-04/20/23	*	200.00	
				BOBBIE HENLEY			200.00 000253
5/10/23	00045	4/20/23 EC042020	202304 310-51300-11000	SUPERVISOR FEES-04/20/23	*	200.00	
				EMILY J. CASSIDY			200.00 000254
5/10/23	00036	4/11/23 6410	202303 310-51300-31500	CONF/AGENDA ITEMS	*	287.00	
				KILINSKI / VAN WYK, PLLC			287.00 000255
5/10/23	00040	4/20/23 LR042020	202304 310-51300-11000	SUPERVISOR FEES-04/20/23	*	200.00	
				LINDSEY RODEN			200.00 000256
5/10/23	00035	4/06/23 8634	202304 320-53800-46200	MOWING-COMMON GROUNDS	*	1,400.00	
		4/13/23 8635	202304 320-53800-46200	MOWING-COMMON GROUNDS	*	1,400.00	
				PRINCE & SONS INC.			2,800.00 000257
5/18/23	00019	3/31/23 105	202303 320-53800-48000	GENERAL REPAIRS & MAINT	*	2,740.16	
		5/01/23 103	202305 310-51300-34000	MANAGEMENT FEES-MAY23	*	3,154.42	
		5/01/23 103	202305 310-51300-35200	WEBSITE MANAGEMENT-MAY23	*	100.00	
		5/01/23 103	202305 310-51300-35100	INFORMATION TECH-MAY23	*	150.00	
		5/01/23 103	202305 310-51300-31300	DISSEMINATION SVCS-MAY23	*	541.67	
		5/01/23 103	202305 310-51300-51000	OFFICE SUPPLIES	*	.27	
		5/01/23 103	202305 310-51300-42000	POSTAGE	*	17.56	
		5/01/23 103	202305 310-51300-42500	COPIES	*	1.80	
		5/01/23 104	202305 320-53800-12000	FIELD MANAGEMENT-MAY23	*	656.25	
				GOVERNMENTAL MANAGEMENT SERVICES			7,362.13 000258

NOBU NORTH BOULEVAR ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/18/23	00039	5/01/23 NB2214	202305 330-57200-48201	PET WASTE STATION MAY23	*	166.25	
				POOP BANDIT			166.25 000259
5/18/23	00035	5/01/23 8747	202305 320-53800-46200	LANDSCAPE MAINT-MAY23	*	4,905.00	
		5/01/23 8748	202304 320-53800-46200	LANDSCAPE MAINT-2WKS APR	*	2,263.80	
				PRINCE & SONS INC.			7,168.80 000260
5/22/23	00032	5/18/23 AR051820	202305 310-51300-11000	SUPERVISOR FEES-05/18/23	*	200.00	
				ADAM RHINEHART			200.00 000261
5/22/23	00046	5/18/23 BH051820	202305 310-51300-11000	SUPERVISOR FEES-05/18/23	*	200.00	
				BOBBIE HENLEY			200.00 000262
5/22/23	00045	5/18/23 EC051820	202305 310-51300-11000	SUPERVISOR FEES-05/18/23	*	200.00	
				EMILY J. CASSIDY			200.00 000263
5/22/23	00047	5/18/23 JP051820	202305 310-51300-11000	SUPERVISOR FEES-05/18/23	*	200.00	
				JESSICA PETRUCCI			200.00 000264
5/22/23	00040	5/18/23 LR051820	202305 310-51300-11000	SUPERVISOR FEES-05/18/23	*	200.00	
				LINDSEY RODEN			200.00 000265
6/13/23	00029	5/24/23 2281669	202304 310-51300-31100	ENGINEERING SVCS-APR23	*	110.00	
				DEWBERRY ENGINEERING			110.00 000266
6/13/23	00019	6/01/23 106	202306 310-51300-34000	MANAGEMENT FEES-JUN23	*	3,154.42	
		6/01/23 106	202306 310-51300-35200	WEBSITE MANAGEMENT-JUN23	*	100.00	
		6/01/23 106	202306 310-51300-35100	INFORMATION TECH-JUN23	*	150.00	
		6/01/23 106	202306 310-51300-31300	DISSEMINATION SVCS-JUN23	*	541.67	
		6/01/23 106	202306 310-51300-51000	OFFICE SUPPLIES	*	.57	
		6/01/23 106	202306 310-51300-42000	POSTAGE	*	47.31	

NOBU NORTH BOULEVAR ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/01/23 106	202306 310-51300-42500		*	22.35	
		COPIES					
		6/01/23 107	202306 320-53800-12000		*	656.25	
		FIELD MANAGEMENT-JUN23					
			GOVERNMENTAL MANAGEMENT SERVICES				4,672.57 000267
6/13/23 00039		6/01/23 NB2215	202306 330-57200-48201		*	166.25	
		PET WASTE STATION JUNE23					
			POOP BANDIT				166.25 000268
6/13/23 00035		5/15/23 8923	202305 320-53800-47300		*	176.39	
		IRRIGATION REPAIRS-MAY23					
			PRINCE & SONS INC.				176.39 000269
6/23/23 00036		5/15/23 6660	202304 310-51300-31500		*	1,636.63	
		ATTORNEY SVCS-APR23					
		6/13/23 6802	202305 310-51300-31500		*	1,557.00	
		ATTORNEY SVCS-MAY23					
			KILINSKI / VAN WYK, PLLC				3,193.63 000270
6/23/23 00035		6/01/23 9140	202306 320-53800-46200		*	4,905.00	
		LANDSCAPE MAINT-JUN23					
		6/15/23 9236	202306 320-53800-47300		*	475.26	
		IRRIGATION REPAIRS-JUN23					
		6/20/23 9235	202306 320-53800-47300		*	338.52	
		IRRIGATION REPAIRS-JUN23					
			PRINCE & SONS INC.				5,718.78 000271
6/30/23 00029		6/14/23 2296055	202305 310-51300-31100		*	1,575.00	
		ENGINEERING ANNUAL-MAY23					
		6/21/23 2295237	202305 310-51300-31100		*	110.00	
		ENGINEERING SVCS-MAY23					
			DEWBERRY ENGINEERING				1,685.00 000272
TOTAL FOR BANK A						35,306.80	
TOTAL FOR REGISTER						35,306.80	

NOBU NORTH BOULEVAR ZYAN

SECTION 2

North Boulevard
Community Development District

Unaudited Financial Reporting
May 31, 2023



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North Boulevard
Community Development District
Combined Balance Sheet
May 31, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 238,970	\$ -	\$ -	\$ 238,970
Due From General Fund	\$ -	\$ 6,844	\$ -	\$ 6,844
Deposits	\$ 960	\$ -	\$ -	\$ 960
Investments:				
<u>Series 2017</u>				
Reserve	\$ -	\$ 123,875	\$ -	\$ 123,875
Revenue	\$ -	\$ 122,079	\$ -	\$ 122,079
Redemption	\$ -	\$ 743	\$ -	\$ 743
Construction	\$ -	\$ -	\$ 6,055	\$ 6,055
<u>Series 2019</u>				
Reserve	\$ -	\$ 105,956	\$ -	\$ 105,956
Revenue	\$ -	\$ 136,104	\$ -	\$ 136,104
Prepayment	\$ -	\$ 149	\$ -	\$ 149
Construction	\$ -	\$ -	\$ 627	\$ 627
Total Assets	\$ 239,930	\$ 495,751	\$ 6,683	\$ 742,364
Liabilities:				
Accounts Payable	\$ 5,165	\$ -	\$ -	\$ 5,165
Due to Debt Service	\$ 6,844	\$ -	\$ -	\$ 6,844
Total Liabilities	\$ 12,009	\$ -	\$ -	\$ 12,009
Fund Balance:				
Assigned For:				
Debt Service - Series 2017	\$ -	\$ 250,474	\$ -	\$ 250,474
Debt Service - Series 2019	\$ -	\$ 245,277	\$ -	\$ 245,277
Restricted For:				
Capital Projects - Series 2017	\$ -	\$ -	\$ 6,055.49	\$ 6,055
Capital Projects - Series 2019	\$ -	\$ -	\$ 627	\$ 627
Unassigned	\$ 227,921	\$ -	\$ -	\$ 227,921
Total Fund Balances	\$ 227,921	\$ 495,751	\$ 6,683	\$ 730,355
Total Liabilities & Fund Balance	\$ 239,930	\$ 495,751	\$ 6,683	\$ 742,364

North Boulevard

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance

Revenues:

Assessments - Tax Roll	\$ 332,645	\$ 332,645	\$ 333,069	\$ 424
Other Income	\$ -	\$ -	\$ 343	\$ 343

Total Revenues	\$ 332,645	\$ 332,645	\$ 333,413	\$ 768
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 8,000	\$ 2,800	\$ 5,200
Engineering Fees	\$ 10,000	\$ 6,667	\$ 1,905	\$ 4,762
Dissemination Agent	\$ 6,500	\$ 4,333	\$ 4,333	\$ (0)
Attorney Fees	\$ 15,000	\$ 10,000	\$ 8,643	\$ 1,357
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Annual Audit	\$ 4,700	\$ 4,700	\$ 4,700	\$ -
Trustee Fees	\$ 7,780	\$ 7,780	\$ 7,758	\$ 22
Management Fees	\$ 37,853	\$ 25,235	\$ 25,235	\$ (0)
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Maintenance	\$ 1,200	\$ 800	\$ 800	\$ -
Postage & Delivery	\$ 1,100	\$ 733	\$ 428	\$ 305
Telephone	\$ 50	\$ 33	\$ -	\$ 33
Printing & Binding	\$ 400	\$ 267	\$ 6	\$ 261
Insurance	\$ 7,352	\$ 7,352	\$ 6,587	\$ 765
Legal Advertising	\$ 4,000	\$ 2,667	\$ -	\$ 2,667
Property Taxes	\$ 200	\$ 200	\$ -	\$ 200
Contingency	\$ 3,000	\$ 2,000	\$ 550	\$ 1,450
Office Supplies	\$ 100	\$ 67	\$ 3	\$ 64
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -

Total General & Administrative:	\$ 118,210	\$ 87,209	\$ 70,123	\$ 17,086
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North Boulevard
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 7,875	\$ 5,250	\$ 5,250	\$ -
Electric	\$ 7,300	\$ 4,867	\$ 4,111	\$ 755
Streetlights	\$ 23,000	\$ 15,333	\$ 15,206	\$ 127
Property Insurance	\$ 4,606	\$ 4,606	\$ 4,222	\$ 384
Landscape Maintenance	\$ 61,500	\$ 41,000	\$ 39,101	\$ 1,899
Landscape Replacement & Enhancement	\$ 20,000	\$ 13,333	\$ -	\$ 13,333
Irrigation Repairs	\$ 3,000	\$ 3,000	\$ 9,706	\$ (6,706)
General Field Repairs & Maintenance	\$ 15,000	\$ 10,000	\$ 26,545	\$ (16,545)
Contingency	\$ 5,000	\$ 5,000	\$ 1,603	\$ 3,398
Subtotal	\$ 147,281	\$ 102,389	\$ 105,745	\$ (3,355)
Amenity Expenses				
Inter-Governmental Expense	\$ 73,823	\$ 73,823	\$ 73,332	\$ 491
Playground Lease	\$ 6,295	\$ 4,197	\$ 4,197	\$ -
Trash Collections	\$ 1,600	\$ 1,067	\$ 962	\$ 104
Subtotal	\$ 81,718	\$ 79,086	\$ 78,491	\$ 596
Total O&M Expenses:	\$ 228,999	\$ 181,476	\$ 184,235	\$ (2,760)
Total Expenditures	\$ 347,208	\$ 268,684	\$ 254,359	\$ 14,326
<u>Other Financing Sources/Uses:</u>				
Capital Reserve	\$ (10,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ (10,000)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (24,563)		\$ 79,054	
Fund Balance - Beginning	\$ 24,563		\$ 148,867	
Fund Balance - Ending	\$ (0)		\$ 227,921	

North Boulevard

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 258,211	\$ 258,211	\$ 258,541	\$ 330
Interest	\$ -	\$ -	\$ 6,093	\$ 6,093
Total Revenues	\$ 258,211	\$ 258,211	\$ 264,634	\$ 6,423
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	\$ 75,000	\$ 75,000	\$ -
Interest Expense - 5/1	\$ 85,678	\$ 85,576	\$ 85,576	\$ -
Total Expenditures	\$ 246,356	\$ 246,254	\$ 251,254	\$ (5,000)
Excess Revenues (Expenditures)	\$ 11,855		\$ 13,380	
Fund Balance - Beginning	\$ 111,681		\$ 237,094	
Fund Balance - Ending	\$ 123,535		\$ 250,474	

North Boulevard

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 209,762	\$ 209,762	\$ 210,030	\$ 268
Interest	\$ -	\$ -	\$ 4,968	\$ 4,968
Total Revenues	\$ 209,762	\$ 209,762	\$ 214,998	\$ 5,236
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	\$ 78,931	\$ 78,931	\$ -
Total Expenditures	\$ 209,206	\$ 209,066	\$ 214,066	\$ (5,000)
Excess Revenues (Expenditures)	\$ 556		\$ 932	
Fund Balance - Beginning	\$ 142,089		\$ 244,345	
Fund Balance - Ending	\$ 142,645		\$ 245,277	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 141	\$ 141
Total Revenues	\$ -	\$ -	\$ 141	\$ 141
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 141	
Fund Balance - Beginning	\$ -		\$ 5,914	
Fund Balance - Ending	\$ -		\$ 6,055	

North Boulevard

Community Development District

Capital Projects Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 51	\$ 51
Total Revenues	\$ -	\$ -	\$ 51	\$ 51
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 51	
Fund Balance - Beginning	\$ -		\$ 577	
Fund Balance - Ending	\$ -		\$ 627	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	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	\$ 3,420	\$ 1,445	\$ -	\$ -	\$ -	\$ -	\$ 333,069
Other Income	\$ -	\$ -	\$ 30	\$ 30	\$ 60	\$ -	\$ -	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ 343
Total Revenues	\$ -	\$ 3,842	\$ 314,381	\$ 3,741	\$ 2,134	\$ 4,226	\$ 3,420	\$ 1,668	\$ -	\$ -	\$ -	\$ -	\$ 333,413
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ 110	\$ -	\$ 110	\$ 1,685	\$ -	\$ -	\$ -	\$ -	\$ 1,905
Dissemination Agent	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ -	\$ -	\$ -	\$ -	\$ 4,333
District Counsel	\$ 151	\$ 295	\$ 2,226	\$ 890	\$ 1,602	\$ 287	\$ 1,637	\$ 1,557	\$ -	\$ -	\$ -	\$ -	\$ 8,643
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	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ 25,235
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Postage & Delivery	\$ 3	\$ 7	\$ 11	\$ 307	\$ 64	\$ 13	\$ 5	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ 428
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ -	\$ 2	\$ -	\$ 2	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ 6
Insurance	\$ 6,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,587
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 239	\$ 39	\$ 38	\$ 74	\$ 39	\$ 39	\$ 44	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ 550
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 16,101	\$ 8,005	\$ 6,221	\$ 6,718	\$ 12,802	\$ 5,487	\$ 6,542	\$ 8,246	\$ -	\$ -	\$ -	\$ -	\$ 70,123

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	\$ 656	\$ 656	\$ -	\$ -	\$ -	\$ -	5,250
Electric	\$ 556	\$ 441	\$ 463	\$ 533	\$ 476	\$ 472	\$ 607	\$ 564	\$ -	\$ -	\$ -	\$ -	4,111
Streetlights	\$ 1,918	\$ 1,963	\$ 1,871	\$ 1,835	\$ 1,899	\$ 1,891	\$ 1,890	\$ 1,940	\$ -	\$ -	\$ -	\$ -	15,206
Property Insurance	\$ 4,222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,222
Landscape Maintenance	\$ 4,622	\$ 4,622	\$ 4,622	\$ 4,622	\$ 4,622	\$ 4,622	\$ 6,464	\$ 4,905	\$ -	\$ -	\$ -	\$ -	39,101
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ 3,345	\$ -	\$ -	\$ -	\$ 6,185	\$ -	\$ 176	\$ -	\$ -	\$ -	\$ -	9,706
General Repairs & Maintenance	\$ 4,075	\$ 1,648	\$ -	\$ 10,368	\$ -	\$ 10,455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	26,545
Contingency	\$ -	\$ -	\$ 480	\$ 145	\$ 138	\$ 840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,603
Subtotal	\$ 16,049	\$ 12,675	\$ 8,093	\$ 18,159	\$ 7,791	\$ 25,121	\$ 9,617	\$ 8,241	\$ -	\$ -	\$ -	\$ -	105,745
Amenity Expenses													
Inter-Governmental Expense	\$ -	\$ -	\$ -	\$ 73,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	73,332
Playground Lease	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ -	\$ -	\$ -	\$ -	4,197
Trash Collection	\$ 139	\$ 139	\$ 119	\$ 136	\$ -	\$ 136	\$ 128	\$ 166	\$ -	\$ -	\$ -	\$ -	962
Subtotal	\$ 663	\$ 663	\$ 643	\$ 73,992	\$ 525	\$ 661	\$ 652	\$ 691	\$ -	\$ -	\$ -	\$ -	78,491
Total O&M Expenses:	\$ 16,712	\$ 13,338	\$ 8,736	\$ 92,151	\$ 8,316	\$ 25,782	\$ 10,269	\$ 8,932	\$ -	\$ -	\$ -	\$ -	184,235
Total Expenditures	\$ 32,813	\$ 21,343	\$ 14,957	\$ 98,870	\$ 21,118	\$ 31,269	\$ 16,811	\$ 17,178	\$ -	\$ -	\$ -	\$ -	254,359
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)	\$ (27,043)	\$ (13,392)	\$ (15,510)	\$ -	\$ -	\$ -	\$ -	79,054

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

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Property Appraiser	Net Receipts	41.55%	32.25%	26.20%	100.00%
								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
04/11/23	03/01/23-03/31/23	\$8,399.09	(\$167.98)	\$0.00	\$0.00	\$0.00	\$8,231.11	\$3,419.90	\$2,654.66	\$2,156.55	\$8,231.11
05/11/23	4/1/23-4/30/23%	\$4,446.14	(\$42.55)	(\$2,318.45)	\$0.00	\$0.00	\$2,085.14	\$866.34	\$672.49	\$546.31	\$2,085.14
05/24/23	interest	\$0.00	\$0.00	\$0.00	\$1,392.60	\$0.00	\$1,392.60	\$578.61	\$449.13	\$364.86	\$1,392.60
TOTAL		\$ 862,102.53	\$ (16,506.07)	\$ (36,798.86)	\$ 1,451.63	\$ (8,608.78)	\$ 801,640.45	\$ 333,069.22	\$ 258,541.07	\$ 210,030.16	\$ 801,640.45

100%	Net Percent Collected
\$ -	Balance Remaining to Collect