

*North Boulevard
Community Development District*

Agenda

August 17, 2023

AGENDA

North Boulevard

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

August 10, 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, August 17, 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 July 20, 2023 Board of Supervisors Meeting
4. Public Hearings
 - A. Fiscal Year 2024 Budget
 - i. Public Comment
 - ii. Consideration of Resolution 2023-06 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations
 - iii. Consideration of Resolution 2023-07 Imposing Special Assessments and Certifying an Assessment Roll
 - B. Amending and Restating Parking Rules
 - i. Public Comments Regarding Proposed Parking Rules
 - ii. Consideration of Resolution 2023-08 Adopting Rules Relating to Overnight Parking and Parking Enforcement
5. Consideration of Resolution 2023-09 Approving the Fiscal Year 2024 Meeting Dates
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report

- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
- 7. Other Business
- 8. Supervisors Requests and Audience Comments
- 9. 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, **July 20, 2023** at 10:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom.

Present and constituting a quorum:

Lindsey Roden
Bobbie Henley
Emily Cassidy
Jessica Petrucci

Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Meredith Hammock
Maddie Flint
Chace Arrington *by Zoom*
Marshall Tindall

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 18, 2023
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the May 18, 2023 Board of Supervisor's meeting. The Board had no changes, corrections, or comments on the minutes.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Minutes of the May 18, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Review and Acceptance of Fiscal Year 2022 Audit Report**

Ms. Adams stated that this was a voluminous report with lots of data and lots of financial information for the Board members regarding the financial picture for 2022. She noted that the more pertinent sections for Board members to review were the notes that start on page 26. She also noted that the letters to the Board and letters to management were important sections to review. She explained that there were no instances that would constitute a financial emergency and there were no deficiencies in internal controls. She noted that the auditor was asserting that they're conforming with all the standards for the Auditor General. She stated that this was a clean audit and she would be happy to answer any questions should there be any.

On MOTION by Ms. Roden, seconded by Ms. Petrucci, with all in favor, Accepting the Fiscal Year 2022 Audit Report, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2023-05
Appointing an Assistant Treasurer**

Ms. Adams stated that on page 43 of the agenda packet was the Resolution 2023-05. She explained that this resolution was appointing Darrin Mossing, Sr. as Assistant Treasurer. She explained that Darrin Mossing was the President of GMS and was an accountant by trade. She stated that by having him as an Assistant Treasurer, it allows for a backstop with their accounting team, if there is any transition in the team. It also allows for him to step in during the very busy times of the year and assist with processing the Districts financial records. She explained that this was something that they were recommending across the Board to all their central Florida Districts.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Resolution 2023-05 Appointing Darrin Mossing, Sr. as an Assistant Treasurer, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Proposal from All Terrain for Stormwater Repair**

Ms. Adams stated that this was an item that Mr. Tindall had been working with All Terrain Tractor Service, Inc. She explained that All Terrain was a vendor that had been doing work for Community Development Districts in Florida since 2010. She stated that the owner operator was very involved in the business and had successfully completed many of the smaller projects for CDDs that other larger contractors were not willing to take on.

Mr. Tindall presented the proposal from All Terrain for the stormwater repair, which was included in the agenda packet on page 45. The total cost of the proposal is \$14,440. Mr. Tindall stated that All Terrain was the cheapest vendor proposal that they received and was previously one of the more responsive vendors that they reached out to. He felt that the proposal was well within reason as far as the total cost goes. Ms. Adams stated that the total cost for this small District was a relatively expensive repair. She stated that the District did not yet have a buildup of capital reserves nor was there excessive amounts budgeted in their field expenses. She explained that overall, as of the end of May, their overall prorated budget for field expenses was \$102,000 and their actual spending was \$105,000. She further explained that what she had discussed with the District accountant was that they were going to hold back on transfer out of the capital reserve, which is budgeted for \$10,000 because they may need that funding for field expenses this fiscal year.

**Supervisor Emily Cassidy left the room at this time, and this Board action did not include her participation.*

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Proposal from All Terrain for Stormwater Repair, was approved 3-0.

SEVENTH ORDER OF BUSINESS**Discussion of Playground Shade Structure**

Ms. Adams stated that this was on their agenda because of a request. She explained that there was playground in the community that did not have a shade structure. She stated that for all the obvious reasons being in Florida and it being a very sunny environment, they persistently have had requests to consider a shade structure. She noted that a shade structure proposal was presented from a couple of years ago and they were just bringing it back to the Board. She explained that at the time there was no action taken on the proposal. She noted that the quote was from 2021 and

the amount was \$23,606.84. She stated that they didn't have funding for that in place and they had not built-up capital reserves to any extent. She pointed out that they did have the opportunity to increase assessments in future years, but not for Fiscal Year 2024. She added that they wanted to get some direction from the Board on if they would like to potentially build this into the proposed budget for Fiscal Year 2025.

**Supervisor Emily Cassidy rejoined the meeting, and all future Board action includes her participation.*

Mr. Tindall stated that on page 66 of the agenda packet included photos of the playground for the Board's review. He noted that the shade structure included on page 66 was the one that's recommended to resolve that issue. Mr. Tindall explained that the trees around the playground will provide the playground shade, but it will take time. He added that it would also take time to build up a reserve capital or special assessment to get that shade structure implemented. Ms. Adams stated that the playground equipment was leased, but there was a termination date for that lease agreement. She explained that this could be something that's considered when that lease is paid off, which would open up some funding in the budget for a playground enhancement at that time too. Ms. Adams asked Board members if they would like to revisit this for the proposed budget for Fiscal Year 2025. The Board agreed to revisit this item for the proposed budget for Fiscal Year 2025.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Presentation of Memo Regarding Ethics Training

Ms. Hammock stated that the Florida Legislature passed a new law requiring Ethics Training four hours each calendar year for Supervisors starting January 1, 2024. She explained that they were working on training with her firm that they could present to the Board, maybe in a workshop setting. She stated that they linked the Florida Commission on Ethics within this memo.

B. Engineer

i. Presentation of Annual Engineer's Report

Mr. Arrington stated that per annual review, all the construction to date seemed to be well maintained and in good repair. He noted that they reviewed the budget, and they think it's sufficient. He also noted that they reviewed the current limits of insurance coverage and they

believed they were adequate for this community. He stated that as per the field report memorandum, there were a few issues of some erosion and vegetation issues, but they were all minor. He added that they would continue working with the field manager to fix these issues. He noted that the photos in the report were dated in May, and they already be solved.

Ms. Adams stated that any of the items that were noted as requiring attention, if they have not already been resolved, would be added to the Field Manager's Report and they would continue to track those each meeting until the issues are completely resolved. She stated that the report was provided to the Trustee in accordance with the Bond Trust Indenture for the bond that North Boulevard issued.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Accepting the Annual Engineer's Report, was approved.

C. Field Manager's Report

Mr. Tindall reviewed the Field Manager's Report to the Board. He stated that the landscaper had did a good job at keeping everything neat and tidy. He added that the overall consistency in the community had improved since this landscaper took over earlier this year. He briefly reviewed the playground shade structure again. The next item in his review was the site items. It was noted that the damaged pipe was reported, inspected, and an RFP was sent out and the site had been monitored regularly to ensure it did not get worse during the RFP period.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register for May 1, 2023 through July 6, 2023, which totaled \$35,306.80.

On MOTION by Ms. Roden, seconded by Ms. Henley, 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.

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 Ms. Henley, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

SECTION A

SECTION II

RESOLUTION 2023-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the North Boulevard Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the North Boulevard Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES 2017	\$_____
DEBT SERVICE FUND – SERIES 2019	\$_____
CAPITAL RESERVE FUND	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total

appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$10,000 or 10% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 17TH DAY OF AUGUST, 2023.

ATTEST:

NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By:

Its:

North Boulevard

Community Development District

Proposed Budget
FY 2024



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North Boulevard

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - On Roll	\$ 332,645	\$334,002	\$0	\$334,002	\$ 332,645
Other Income	\$ -	\$498	\$0	\$498	\$ -
Carryforward Balance	\$ 24,563	\$148,867	\$0	\$148,867	\$ 53,385
Total Revenues	\$ 357,208	\$ 483,367	\$ -	\$ 483,367	\$ 386,030
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$2,800	\$3,000	\$5,800	\$ 12,000
Engineering Fees	\$ 10,000	\$3,398	\$2,043	\$5,440	\$ 10,000
Dissemination Agent	\$ 6,500	\$4,875	\$1,625	\$6,500	\$ 6,500
Attorney Fees	\$ 15,000	\$8,643	\$4,321	\$12,964	\$ 15,000
Assessment Administration	\$ 5,000	\$5,000	\$0	\$5,000	\$ 5,000
Annual Audit	\$ 4,700	\$4,700	\$0	\$4,700	\$ 4,800
Trustee Fees	\$ 7,780	\$7,758	\$0	\$7,758	\$ 7,780
Management Fees	\$ 37,853	\$28,390	\$9,463	\$37,853	\$ 40,124
Information Technology	\$ 1,800	\$1,350	\$450	\$1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$900	\$300	\$1,200	\$ 1,200
Postage & Delivery	\$ 1,100	\$475	\$210	\$685	\$ 1,100
Telephone	\$ 50	\$0	\$50	\$50	\$ 50
Printing & Binding	\$ 400	\$28	\$120	\$148	\$ 400
Insurance	\$ 7,352	\$6,587	\$0	\$6,587	\$ 8,455
Legal Advertising	\$ 4,000	\$0	\$1,935	\$1,935	\$ 4,000
Property Taxes	\$ 200	\$0	\$0	\$0	\$ -
Contingency	\$ 3,000	\$588	\$165	\$753	\$ 3,000
Office Supplies	\$ 100	\$4	\$29	\$32	\$ 100
Dues, Licenses & Fees	\$ 175	\$175	\$0	\$175	\$ 175
Total Administrative	\$118,210	\$75,671	\$23,710	\$99,381	\$121,484

North Boulevard

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<u>Operation and Maintenance</u>					
<i>Field Expenditures</i>					
Field Management	\$ 7,875	\$5,906	\$1,969	\$7,875	\$ 8,348
Electric	\$ 7,300	\$4,689	\$2,100	\$6,789	\$ 8,395
Streetlights	\$ 23,000	\$17,178	\$5,726	\$22,903	\$ 26,450
Property Insurance	\$ 4,606	\$4,222	\$0	\$4,222	\$ 6,333
Landscape Maintenance	\$ 61,500	\$44,006	\$14,715	\$58,721	\$ 58,860
Landscape Replacement & Enhancement	\$ 20,000	\$0	\$7,000	\$7,000	\$ 20,000
Irrigation Repairs	\$ 3,000	\$10,520	\$1,500	\$12,020	\$ 5,500
General Field Repairs & Maintenance	\$ 15,000	\$26,545	\$0	\$26,545	\$ 15,000
Contingency	\$ 5,000	\$1,603	\$3,398	\$5,000	\$ 10,000
Subtotal	\$147,281	\$114,668	\$36,407	\$151,075	\$158,886
<i>Amenity Expenditures</i>					
Inter-Governmental Expense	\$ 73,823	\$73,332	\$0	\$73,332	\$ 87,366
Playground Lease	\$ 6,295	\$4,721	\$1,574	\$6,295	\$ 6,295
Trash Collection	\$ 1,600	\$1,129	\$376	\$1,505	\$ 2,000
Subtotal	\$81,718	\$79,182	\$1,950	\$81,131	\$95,661
Subtotal Operations & Maintenance	\$ 228,999	\$ 193,850	\$ 38,357	\$ 232,207	\$ 254,546
Total Expenditures	\$ 347,208	\$ 269,521	\$ 62,067	\$ 331,588	\$ 376,030
<u>Other Financing Sources/Uses:</u>					
Capital Reserve	\$ (10,000)	\$ -	\$ -	\$ -	\$ (10,000)
Total Other Financing Sources/Uses	\$ (10,000)	\$ -	\$ -	\$ -	\$ (10,000)
Excess Revenues/(Expenditures)	\$ (0)	\$ 213,846	\$ (62,067)	\$ 151,779	\$ -

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

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

North Boulevard Community Development District General Fund Budget

REVENUES:

Assessments

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

Engineering Fees

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

Dissemination Agent

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

Attorney Fees

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

Assessment Administration

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

Annual Audit

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

Trustee Fees

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

Management Fees

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

North Boulevard Community Development District General Fund Budget

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Telephone

Telephone and fax machine.

Printing & Binding

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

Insurance

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

Legal Advertising

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

Property Taxes

Represents costs related to the county property tax.

Contingency

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

Office Supplies

Costs for general office supplies needed for the district.

Dues, Licenses & Subscriptions

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

North Boulevard Community Development District General Fund Budget

Operation and Maintenance Field Expenditures:

Field Management

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

Electric

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

Street Lights

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

Property Insurance

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

Landscape Maintenance

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

Landscape Replacement & Enhancement

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

Irrigation Repairs

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

General Field Repairs & Maintenance

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

Contingency

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

North Boulevard Community Development District General Fund Budget

Amenity Expenses

Inter-Governmental Expense – Holly Hill Road East CDD

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

Playground Lease

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

Trash Collection

Represents the cost incurred for waste collection throughout the district.

Other Financing Sources/Uses

Capital Reserve

Represents projected excess funds transfer out to the Capital Reserve Fund

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

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - Tax Roll	\$ 258,211	\$ 259,265	\$ -	\$ 259,265	\$ 258,211
Interest	\$ -	\$ 7,068	\$ 2,356	\$ 9,423	\$ -
Carry Forward Surplus ⁽¹⁾	\$ 111,681	\$ 113,219	\$ -	\$ 113,219	\$ 130,653
Total Revenues	\$ 369,891	\$ 379,551	\$ 2,356	\$ 381,907	\$ 388,864
Expenditures					
Interest - 11/1	\$ 85,678	\$ 85,678	\$ -	\$ 85,678	\$ 84,263
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal - 5/1	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 75,000
Interest - 5/1	\$ 85,678	\$ 85,576	\$ -	\$ 85,576	\$ 84,263
Total Expenditures	\$ 246,356	\$ 251,254	\$ -	\$ 251,254	\$ 243,526
Excess Revenues/(Expenditures)	\$ 123,535	\$ 128,297	\$ 2,356	\$ 130,653	\$ 145,338

Interest - 11/1 \$ 82,725.63

Total \$ 82,725.63

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

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

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

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

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

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - Tax Roll	\$ 209,762	\$ 210,618	\$ -	\$ 210,618	\$ 209,762
Interest	\$ -	\$ 5,925	\$ 1,975	\$ 7,900	\$ -
Carry Forward Surplus ⁽¹⁾	\$ 142,089	\$ 138,388	\$ -	\$ 138,388	\$ 142,841
Total Revenues	\$ 351,851	\$ 354,932	\$ 1,975	\$ 356,907	\$ 352,603
Expenditures					
Interest - 11/1	\$ 80,134	\$ 80,134	\$ -	\$ 80,134	\$ 78,931
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal - 11/1	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Interest - 5/1	\$ 79,072	\$ 78,931	\$ -	\$ 78,931	\$ 77,869
Total Expenditures	\$ 209,206	\$ 214,066	\$ -	\$ 214,066	\$ 206,800
Excess Revenues/(Expenditures)	\$ 142,645	\$ 140,866	\$ 1,975	\$ 142,841	\$ 145,803

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

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

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

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

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

North Boulevard

Community Development District

Proposed Budget Capital Reserve Fund

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

SECTION III

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North Boulevard Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the North Boulevard Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as

Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 17th day of August, 2023.

ATTEST:

**NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll

North Boulevard

Community Development District

Proposed Budget
FY 2024



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North Boulevard

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - On Roll	\$ 332,645	\$334,002	\$0	\$334,002	\$ 332,645
Other Income	\$ -	\$498	\$0	\$498	\$ -
Carryforward Balance	\$ 24,563	\$148,867	\$0	\$148,867	\$ 53,385
Total Revenues	\$ 357,208	\$ 483,367	\$ -	\$ 483,367	\$ 386,030
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$2,800	\$3,000	\$5,800	\$ 12,000
Engineering Fees	\$ 10,000	\$3,398	\$2,043	\$5,440	\$ 10,000
Dissemination Agent	\$ 6,500	\$4,875	\$1,625	\$6,500	\$ 6,500
Attorney Fees	\$ 15,000	\$8,643	\$4,321	\$12,964	\$ 15,000
Assessment Administration	\$ 5,000	\$5,000	\$0	\$5,000	\$ 5,000
Annual Audit	\$ 4,700	\$4,700	\$0	\$4,700	\$ 4,800
Trustee Fees	\$ 7,780	\$7,758	\$0	\$7,758	\$ 7,780
Management Fees	\$ 37,853	\$28,390	\$9,463	\$37,853	\$ 40,124
Information Technology	\$ 1,800	\$1,350	\$450	\$1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$900	\$300	\$1,200	\$ 1,200
Postage & Delivery	\$ 1,100	\$475	\$210	\$685	\$ 1,100
Telephone	\$ 50	\$0	\$50	\$50	\$ 50
Printing & Binding	\$ 400	\$28	\$120	\$148	\$ 400
Insurance	\$ 7,352	\$6,587	\$0	\$6,587	\$ 8,455
Legal Advertising	\$ 4,000	\$0	\$1,935	\$1,935	\$ 4,000
Property Taxes	\$ 200	\$0	\$0	\$0	\$ -
Contingency	\$ 3,000	\$588	\$165	\$753	\$ 3,000
Office Supplies	\$ 100	\$4	\$29	\$32	\$ 100
Dues, Licenses & Fees	\$ 175	\$175	\$0	\$175	\$ 175
Total Administrative	\$118,210	\$75,671	\$23,710	\$99,381	\$121,484

North Boulevard

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<u>Operation and Maintenance</u>					
<i>Field Expenditures</i>					
Field Management	\$ 7,875	\$5,906	\$1,969	\$7,875	\$ 8,348
Electric	\$ 7,300	\$4,689	\$2,100	\$6,789	\$ 8,395
Streetlights	\$ 23,000	\$17,178	\$5,726	\$22,903	\$ 26,450
Property Insurance	\$ 4,606	\$4,222	\$0	\$4,222	\$ 6,333
Landscape Maintenance	\$ 61,500	\$44,006	\$14,715	\$58,721	\$ 58,860
Landscape Replacement & Enhancement	\$ 20,000	\$0	\$7,000	\$7,000	\$ 20,000
Irrigation Repairs	\$ 3,000	\$10,520	\$1,500	\$12,020	\$ 5,500
General Field Repairs & Maintenance	\$ 15,000	\$26,545	\$0	\$26,545	\$ 15,000
Contingency	\$ 5,000	\$1,603	\$3,398	\$5,000	\$ 10,000
Subtotal	\$147,281	\$114,668	\$36,407	\$151,075	\$158,886
<i>Amenity Expenditures</i>					
Inter-Governmental Expense	\$ 73,823	\$73,332	\$0	\$73,332	\$ 87,366
Playground Lease	\$ 6,295	\$4,721	\$1,574	\$6,295	\$ 6,295
Trash Collection	\$ 1,600	\$1,129	\$376	\$1,505	\$ 2,000
Subtotal	\$81,718	\$79,182	\$1,950	\$81,131	\$95,661
Subtotal Operations & Maintenance	\$ 228,999	\$ 193,850	\$ 38,357	\$ 232,207	\$ 254,546
Total Expenditures	\$ 347,208	\$ 269,521	\$ 62,067	\$ 331,588	\$ 376,030
<u>Other Financing Sources/Uses:</u>					
Capital Reserve	\$ (10,000)	\$ -	\$ -	\$ -	\$ (10,000)
Total Other Financing Sources/Uses	\$ (10,000)	\$ -	\$ -	\$ -	\$ (10,000)
Excess Revenues/(Expenditures)	\$ (0)	\$ 213,846	\$ (62,067)	\$ 151,779	\$ -

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

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

North Boulevard Community Development District General Fund Budget

REVENUES:

Assessments

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

Engineering Fees

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

Dissemination Agent

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

Attorney Fees

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

Assessment Administration

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

Annual Audit

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

Trustee Fees

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

Management Fees

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

North Boulevard Community Development District General Fund Budget

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Telephone

Telephone and fax machine.

Printing & Binding

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

Insurance

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

Legal Advertising

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

Property Taxes

Represents costs related to the county property tax.

Contingency

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

Office Supplies

Costs for general office supplies needed for the district.

Dues, Licenses & Subscriptions

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

North Boulevard Community Development District General Fund Budget

Operation and Maintenance Field Expenditures:

Field Management

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

Electric

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

Street Lights

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

Property Insurance

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

Landscape Maintenance

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

Landscape Replacement & Enhancement

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

Irrigation Repairs

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

General Field Repairs & Maintenance

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

Contingency

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

North Boulevard Community Development District General Fund Budget

Amenity Expenses

Inter-Governmental Expense – Holly Hill Road East CDD

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

Playground Lease

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

Trash Collection

Represents the cost incurred for waste collection throughout the district.

Other Financing Sources/Uses

Capital Reserve

Represents projected excess funds transfer out to the Capital Reserve Fund

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

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - Tax Roll	\$ 258,211	\$ 259,265	\$ -	\$ 259,265	\$ 258,211
Interest	\$ -	\$ 7,068	\$ 2,356	\$ 9,423	\$ -
Carry Forward Surplus ⁽¹⁾	\$ 111,681	\$ 113,219	\$ -	\$ 113,219	\$ 130,653
Total Revenues	\$ 369,891	\$ 379,551	\$ 2,356	\$ 381,907	\$ 388,864
Expenditures					
Interest - 11/1	\$ 85,678	\$ 85,678	\$ -	\$ 85,678	\$ 84,263
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal - 5/1	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 75,000
Interest - 5/1	\$ 85,678	\$ 85,576	\$ -	\$ 85,576	\$ 84,263
Total Expenditures	\$ 246,356	\$ 251,254	\$ -	\$ 251,254	\$ 243,526
Excess Revenues/(Expenditures)	\$ 123,535	\$ 128,297	\$ 2,356	\$ 130,653	\$ 145,338

Interest - 11/1 \$ 82,725.63

Total \$ 82,725.63

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

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

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

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

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

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - Tax Roll	\$ 209,762	\$ 210,618	\$ -	\$ 210,618	\$ 209,762
Interest	\$ -	\$ 5,925	\$ 1,975	\$ 7,900	\$ -
Carry Forward Surplus ⁽¹⁾	\$ 142,089	\$ 138,388	\$ -	\$ 138,388	\$ 142,841
Total Revenues	\$ 351,851	\$ 354,932	\$ 1,975	\$ 356,907	\$ 352,603
Expenditures					
Interest - 11/1	\$ 80,134	\$ 80,134	\$ -	\$ 80,134	\$ 78,931
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal - 11/1	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Interest - 5/1	\$ 79,072	\$ 78,931	\$ -	\$ 78,931	\$ 77,869
Total Expenditures	\$ 209,206	\$ 214,066	\$ -	\$ 214,066	\$ 206,800
Excess Revenues/(Expenditures)	\$ 142,645	\$ 140,866	\$ 1,975	\$ 142,841	\$ 145,803

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

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

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

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

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

North Boulevard

Community Development District

Proposed Budget Capital Reserve Fund

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

SECTION B

SECTION II

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED RULES RELATING TO PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapters 190 and 120, Florida Statutes, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business, which authorization includes contracting with a towing operator provided that the District follows the authorization and notice and procedural requirements in Section 715.07, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”), after providing notice pursuant to Florida law and holding a public hearing thereon, previously adopted *Rules Relating to Parking Enforcement* designating the areas where vehicle parking is permitted (“**Parking Rules**”); and

WHEREAS, the District desires to amend the Parking Rules to include additional roadways and other designated parking areas within the District; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt revised Parking Rules, attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein.

SECTION 2. The attached revised Parking Rules are hereby adopted pursuant to this resolution. These revised Parking Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these revised Parking Rules. The Board of Supervisors reserves the right to approve such amendments by motion.

SECTION 3. If any provision of this Resolution or the Parking Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[Continue onto next page]

PASSED AND ADOPTED THIS 17TH DAY OF AUGUST 2023.

ATTEST:

**NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Revised Rules Relating to Parking Enforcement

NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT
REVISED
RULES RELATING TO PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on August 17, 2023, at a duly noticed public meeting, the Board of Supervisors of the North Boulevard Community Development District (“District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

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

SECTION 2. DEFINITIONS.

- A.** *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B.** *Designated Parking Areas.* Areas which have been explicitly approved for parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as **Exhibit A**.
- C.** *Vehicle(s).* Any mobile item which normally uses wheels, whether motorized or not. For purposes of this Policy, unless otherwise specified, any use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s), Vessel(s), and Recreational Vessel(s).
- D.** *Vessel(s).* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E.** *Recreational Vehicle(s).* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- F.** *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- G.** *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District property not designated as a designated parking area is a Tow Away Zone.**

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

The even numbered side of the street (as indicated by address numbers) and those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles as set forth in Sections 4 and 5 herein ("**Tow Away Zone**"). On-street parking is expressly prohibited on District roadways except where indicated. **Any Vehicle parked on District property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

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

SECTION 5. EXCEPTIONS.

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

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

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was

not authorized to park under this rule in the Tow-Away Zone, and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in the Tow-Away Zone.

- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

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

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

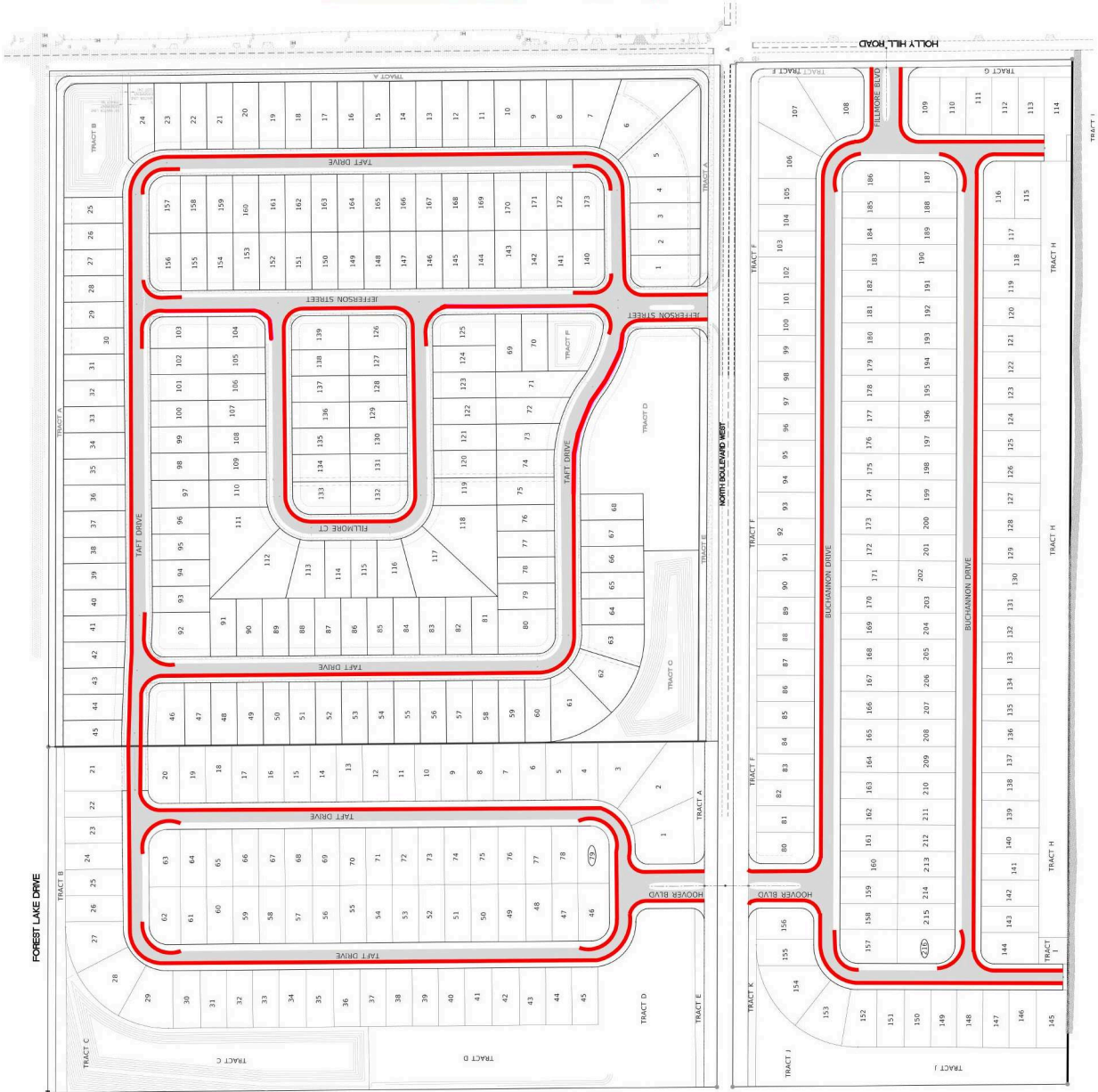
EXHIBIT A – *Tow Away Zone*

Effective date: August 17, 2023

EXHIBIT A – *Tow Away Zone*

LEGEND

TOW AWAY ZONE



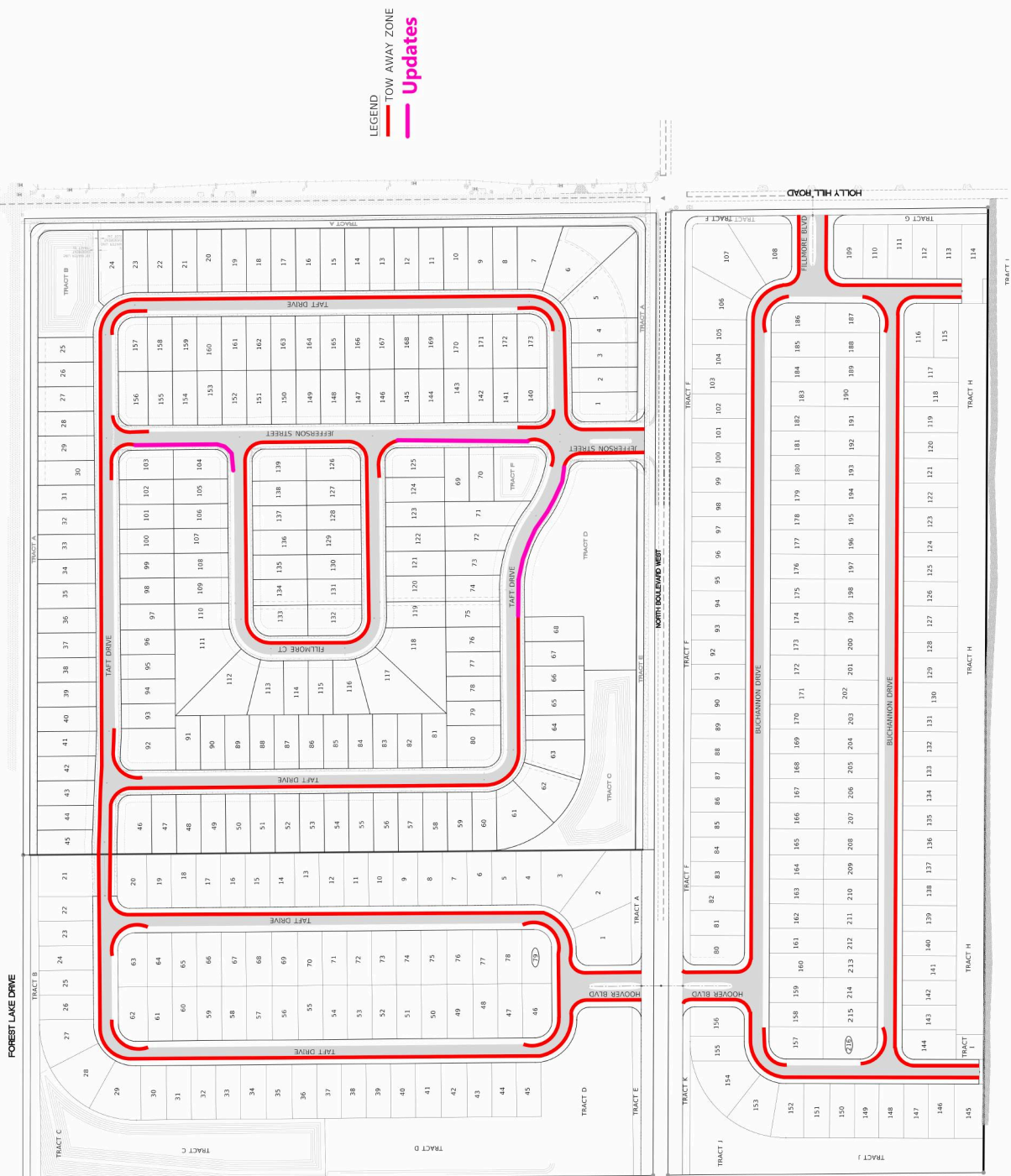
NOT VALID WITHOUT SEAL

DENNIS L. WOOD, P.E.	
#17646 (FL)	DATE

Dennis L. Wood, State of Florida
Professional Engineer, License No. 17646
This item has been electronically signed and sealed by Dennis
L. Wood, P.E. on _____ using a SHA-1 authentication code
of the document not considered signed and
sealed and the SHA-1 authentication code may be verified on
any electronic copy.

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

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

[illegible]

SECTION 5

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2023/2024 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 17th day of August 2023.

ATTEST:

**NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Annual Meeting Schedule

Exhibit A: Fiscal Year 2023/2024 Annual Meeting Schedule

BOARD OF SUPERVISORS MEETING DATES NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024

The Board of Supervisors of the North Boulevard Community Development District will hold their regular meetings for Fiscal Year 2023/2024 at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880, on the **third Tuesday of every month, at 11:30 a.m.**, unless otherwise indicated as follows:

**October 17, 2023
November 21, 2023
December 19, 2023
January 16, 2024
February 20, 2024
March 19, 2024
April 16, 2024
May 21, 2024
June 18, 2024
July 16, 2024
August 20, 2024
September 17, 2024**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION 6

SECTION C

North Boulevard CDD

Field Management Report



8/17/2023

Marshall Tindall

Field Services Manager

GMS

Complete

Landscaping

- ✚ Landscaper has kept the district tracts clean and well maintained.
- ✚ Mowing schedule has kept pace with summer rains.
- ✚ Plant beds are neat and well kept.



Complete

Playground Reviews

- ✚ Monthly playground reviews were done.
- ✚ No issues were found.



Site Items

- ✚ Minor fence repairs have been completed after summer storms.
- ✚ Potable lines were buried in boxes near entrance and playground.



In Progress

Stormwater

- ✚ Coordinating start of approved stormwater repair with vendor.
- ✚ Expected to second weekend in August.
- ✚ Working on cleanout of other drains per engineers reports.



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 I

North Boulevard Community Development District

Summary of Check Register

July 07, 2023 through July 31, 2023

Bank	Date	Check No.'s		Amount
General Fund	7/21/23	273-274	\$	4,776.15
	7/28/23	275-280	\$	6,090.00
			\$	10,866.15

CHECK DATE	VEND#	.....INVOICE..... DATE	.....EXPENSED TO..... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#
7/21/23	00019	7/01/23	109	202307	310-51300-34000					*	3,154.42		
			MANAGEMENT FEES-JUL23										
		7/01/23	109	202307	310-51300-35200					*	100.00		
			WEBSITE MANAGEMENT-JUL23										
		7/01/23	109	202307	310-51300-35100					*	150.00		
			INFORMATION TECH-JUL23										
		7/01/23	109	202307	310-51300-31300					*	541.67		
			DISSEMINATION SVCS-JUL23										
		7/01/23	109	202307	310-51300-51000					*	.36		
			OFFICE SUPPLIES										
		7/01/23	109	202307	310-51300-42000					*	7.20		
			POSTAGE										
		7/01/23	110	202307	320-53800-12000					*	656.25		
			FIELD MANAGEMENT-JUL23										
									GOVERNMENTAL MANAGEMENT SERVICES			4,609.90	000273
7/21/23	00039	7/01/23	NB2216	202307	330-57200-48201					*	166.25		
			PET WASTE STATION-JUL23										
									POOP BANDIT			166.25	000274
7/28/23	00046	7/20/23	BH072020	202307	310-51300-11000					*	200.00		
			SUPERVISOR FEES-MT/DT/YR										
									BOBBIE HENLEY			200.00	000275
7/28/23	00029	6/30/23	2308644	202306	310-51300-31100					*	385.00		
			ENGINEERING SVCS-JUN23										
									DEWBERRY ENGINEERING			385.00	000276
7/28/23	00045	7/20/23	EC072020	202307	310-51300-11000					*	200.00		
			SUPERVISOR FEES-07/20/23										
									EMILY J. CASSIDY			200.00	000277
7/28/23	00047	7/20/23	JP072020	202307	310-51300-11000					*	200.00		
			SUPERVISOR FEES-07/20/23										
									JESSICA PETRUCCI			200.00	000278
7/28/23	00040	7/20/23	LR072020	202307	310-51300-11000					*	200.00		
			SUPERVISOR FEES-07/20/23										
									LINDSEY RODEN			200.00	000279
7/28/23	00035	7/01/23	9433	202307	320-53800-46200					*	4,905.00		
			LANDSCAPE MAINT-JUL23										
									PRINCE & SONS INC.			4,905.00	000280
									TOTAL FOR BANK A		10,866.15		
									NOBU NORTH BOULEVAR IARAUJO				

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK.....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER										10,866.15	

SECTION II

North Boulevard
Community Development District

Unaudited Financial Reporting
June 30, 2023



Table of Contents

1	<u>Balance Sheet</u>
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11	<u>Assessment Receipt Schedule</u>

North Boulevard
Community Development District
Combined Balance Sheet
June 30, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 222,535	\$ -	\$ -	\$ 222,535
Due From General Fund	\$ -	\$ 8,156	\$ -	\$ 8,156
Deposits	\$ 960	\$ -	\$ -	\$ 960
Investments:				
<u>Series 2017</u>				
Reserve	\$ -	\$ 123,875	\$ -	\$ 123,875
Revenue	\$ -	\$ 123,051	\$ -	\$ 123,051
Redemption	\$ -	\$ 746	\$ -	\$ 746
Construction	\$ -	\$ -	\$ 6,079	\$ 6,079
<u>Series 2019</u>				
Reserve	\$ -	\$ 105,956	\$ -	\$ 105,956
Revenue	\$ -	\$ 137,061	\$ -	\$ 137,061
Prepayment	\$ -	\$ 149	\$ -	\$ 149
Construction	\$ -	\$ -	\$ 630	\$ 630
Total Assets	\$ 223,495	\$ 498,995	\$ 6,709	\$ 729,199
Liabilities:				
Accounts Payable	\$ 1,493	\$ -	\$ -	\$ 1,493
Due to Debt Service	\$ 8,156	\$ -	\$ -	\$ 8,156
Total Liabilities	\$ 9,648	\$ -	\$ -	\$ 9,648
Fund Balance:				
Assigned For:				
Debt Service - Series 2017	\$ -	\$ 252,172	\$ -	\$ 252,172
Debt Service - Series 2019	\$ -	\$ 246,822	\$ -	\$ 246,822
Restricted For:				
Capital Projects - Series 2017	\$ -	\$ -	\$ 6,079.42	\$ 6,079
Capital Projects - Series 2019	\$ -	\$ -	\$ 630	\$ 630
Unassigned	\$ 213,846	\$ -	\$ -	\$ 213,846
Total Fund Balances	\$ 213,846	\$ 498,995	\$ 6,709	\$ 719,550
Total Liabilities & Fund Balance	\$ 223,495	\$ 498,995	\$ 6,709	\$ 729,199

North Boulevard
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance

Revenues:

Assessments - Tax Roll	\$ 332,645	\$ 332,645	\$ 334,002	\$ 1,357
Other Income	\$ -	\$ -	\$ 498	\$ 498

Total Revenues	\$ 332,645	\$ 332,645	\$ 334,500	\$ 1,855
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 2,800	\$ 6,200
Engineering Fees	\$ 10,000	\$ 7,500	\$ 3,398	\$ 4,103
Dissemination Agent	\$ 6,500	\$ 4,875	\$ 4,875	\$ (0)
Attorney Fees	\$ 15,000	\$ 11,250	\$ 8,643	\$ 2,607
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	\$ 28,389	\$ 28,390	\$ (0)
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Postage & Delivery	\$ 1,100	\$ 825	\$ 475	\$ 350
Telephone	\$ 50	\$ 38	\$ -	\$ 38
Printing & Binding	\$ 400	\$ 300	\$ 28	\$ 272
Insurance	\$ 7,352	\$ 7,352	\$ 6,587	\$ 765
Legal Advertising	\$ 4,000	\$ 3,000	\$ -	\$ 3,000
Property Taxes	\$ 200	\$ 200	\$ -	\$ 200
Contingency	\$ 3,000	\$ 2,250	\$ 588	\$ 1,662
Office Supplies	\$ 100	\$ 75	\$ 4	\$ 71
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -

Total General & Administrative:	\$ 118,210	\$ 94,959	\$ 75,671	\$ 19,288
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North Boulevard
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 7,875	\$ 5,906	\$ 5,906	\$ -
Electric	\$ 7,300	\$ 5,475	\$ 4,689	\$ 786
Streetlights	\$ 23,000	\$ 17,250	\$ 17,178	\$ 72
Property Insurance	\$ 4,606	\$ 4,606	\$ 4,222	\$ 384
Landscape Maintenance	\$ 61,500	\$ 46,125	\$ 44,006	\$ 2,119
Landscape Replacement & Enhancement	\$ 20,000	\$ 15,000	\$ -	\$ 15,000
Irrigation Repairs	\$ 3,000	\$ 3,000	\$ 10,520	\$ (7,520)
General Field Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ 26,545	\$ (11,545)
Contingency	\$ 5,000	\$ 5,000	\$ 1,603	\$ 3,398
Subtotal	\$ 147,281	\$ 117,362	\$ 114,668	\$ 2,694
Amenity Expenses				
Inter-Governmental Expense	\$ 73,823	\$ 73,823	\$ 73,332	\$ 491
Playground Lease	\$ 6,295	\$ 4,721	\$ 4,721	\$ -
Trash Collections	\$ 1,600	\$ 1,200	\$ 1,129	\$ 71
Subtotal	\$ 81,718	\$ 79,744	\$ 79,182	\$ 563
Total O&M Expenses:	\$ 228,999	\$ 197,106	\$ 193,850	\$ 3,257
Total Expenditures	\$ 347,208	\$ 292,065	\$ 269,521	\$ 22,545
<u>Other Financing Sources/Uses:</u>				
Capital Reserve	\$ (10,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ (10,000)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (24,563)		\$ 64,979	
Fund Balance - Beginning	\$ 24,563		\$ 148,867	
Fund Balance - Ending	\$ (0)		\$ 213,846	

North Boulevard

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 258,211	\$ 258,211	\$ 259,265	\$ 1,054
Interest	\$ -	\$ -	\$ 7,068	\$ 7,068
Total Revenues	\$ 258,211	\$ 258,211	\$ 266,332	\$ 8,121
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	\$ 85,678	\$ 85,576	\$ 102
Total Expenditures	\$ 246,356	\$ 246,356	\$ 251,254	\$ (4,898)
Excess Revenues (Expenditures)	\$ 11,855		\$ 15,079	
Fund Balance - Beginning	\$ 111,681		\$ 237,094	
Fund Balance - Ending	\$ 123,535		\$ 252,172	

North Boulevard

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 209,762	\$ 209,762	\$ 210,618	\$ 856
Interest	\$ -	\$ -	\$ 5,925	\$ 5,925
Total Revenues	\$ 209,762	\$ 209,762	\$ 216,543	\$ 6,781
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	\$ 79,072	\$ 78,931	\$ 141
Total Expenditures	\$ 209,206	\$ 209,206	\$ 214,066	\$ (4,859)
Excess Revenues (Expenditures)	\$ 556		\$ 2,478	
Fund Balance - Beginning	\$ 142,089		\$ 244,345	
Fund Balance - Ending	\$ 142,645		\$ 246,822	

North Boulevard
Community Development District
Capital Projects Fund - Series 2017
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 165	\$ 165
Total Revenues	\$ -	\$ -	\$ 165	\$ 165
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 165	
Fund Balance - Beginning	\$ -		\$ 5,914	
Fund Balance - Ending	\$ -		\$ 6,079	

North Boulevard
Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 53	\$ 53
Total Revenues	\$ -	\$ -	\$ 53	\$ 53
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 53	
Fund Balance - Beginning	\$ -		\$ 577	
Fund Balance - Ending	\$ -		\$ 630	

North Boulevard
Community Development District
Capital Reserve Projects
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	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	\$ 932	\$ -	\$ -	\$ -	\$ 334,002
Other Income	\$ -	\$ -	\$ 30	\$ 30	\$ 60	\$ -	\$ -	\$ 223	\$ 155	\$ -	\$ -	\$ -	\$ 498
Total Revenues	\$ -	\$ 3,842	\$ 314,381	\$ 3,741	\$ 2,134	\$ 4,226	\$ 3,420	\$ 1,668	\$ 1,087	\$ -	\$ -	\$ -	\$ 334,500
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ 110	\$ -	\$ 110	\$ 1,685	\$ 1,493	\$ -	\$ -	\$ -	\$ 3,398
Dissemination Agent	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ -	\$ -	\$ -	\$ 4,875
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	\$ 3,154	\$ -	\$ -	\$ -	\$ 28,390
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Postage & Delivery	\$ 3	\$ 7	\$ 11	\$ 307	\$ 64	\$ 13	\$ 5	\$ 18	\$ 47	\$ -	\$ -	\$ -	\$ 475
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ -	\$ 2	\$ -	\$ 2	\$ -	\$ 2	\$ 22	\$ -	\$ -	\$ -	\$ 28
Insurance	\$ 6,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,587
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 239	\$ 39	\$ 38	\$ 74	\$ 39	\$ 39	\$ 44	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ 588
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 0	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ 4
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 16,101	\$ 8,005	\$ 6,221	\$ 6,718	\$ 12,802	\$ 5,487	\$ 6,542	\$ 8,246	\$ 5,548	\$ -	\$ -	\$ -	\$ 75,671

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	\$ 656	\$ -	\$ -	\$ -	5,906
Electric	\$ 556	\$ 441	\$ 463	\$ 533	\$ 476	\$ 472	\$ 607	\$ 564	\$ 577	\$ -	\$ -	\$ -	4,689
Streetlights	\$ 1,918	\$ 1,963	\$ 1,871	\$ 1,835	\$ 1,899	\$ 1,891	\$ 1,890	\$ 1,940	\$ 1,971	\$ -	\$ -	\$ -	17,178
Property Insurance	\$ 4,222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,222
Landscape Maintenance	\$ 4,622	\$ 4,622	\$ 4,622	\$ 4,622	\$ 4,622	\$ 4,622	\$ 6,464	\$ 4,905	\$ 4,905	\$ -	\$ -	\$ -	44,006
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ 3,345	\$ -	\$ -	\$ -	\$ 6,185	\$ -	\$ 176	\$ 814	\$ -	\$ -	\$ -	10,520
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	\$ 8,924	\$ -	\$ -	\$ -	114,668
Amenity Expenses													
Inter-Governmental Expense	\$ -	\$ -	\$ -	\$ 73,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	73,332
Playground Lease	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ -	\$ -	\$ -	4,721
Trash Collection	\$ 139	\$ 139	\$ 119	\$ 136	\$ -	\$ 136	\$ 128	\$ 166	\$ 166	\$ -	\$ -	\$ -	1,129
Subtotal	\$ 663	\$ 663	\$ 643	\$ 73,992	\$ 525	\$ 661	\$ 652	\$ 691	\$ 691	\$ -	\$ -	\$ -	79,182
Total O&M Expenses:	\$ 16,712	\$ 13,338	\$ 8,736	\$ 92,151	\$ 8,316	\$ 25,782	\$ 10,269	\$ 8,932	\$ 9,614	\$ -	\$ -	\$ -	193,850
Total Expenditures	\$ 32,813	\$ 21,343	\$ 14,957	\$ 98,870	\$ 21,118	\$ 31,269	\$ 16,811	\$ 17,178	\$ 15,162	\$ -	\$ -	\$ -	269,521
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)	\$ (14,075)	\$ -	\$ -	\$ -	64,979

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
06/16/23	05/01/23-05/31/23	\$2,289.95	(\$45.80)	\$0.00	\$0.00	\$0.00	\$2,244.15	\$932.41	\$723.77	\$587.97	\$2,244.15
TOTAL		\$ 862,102.53	\$ (16,506.07)	\$ (36,798.86)	\$ 1,451.63	\$ (8,608.78)	\$ 801,640.45	\$ 334,001.63	\$ 259,264.84	\$ 210,618.13	\$ 803,884.60

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