

*North Boulevard  
Community Development District*

*Agenda*

*February 20, 2024*

# AGENDA

# *North Boulevard*

## *Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

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

February 13, 2024

**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 **Tuesday, February 20, 2024 at 11:30 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 January 16, 2024 Board of Supervisors Meeting
4. Consideration of Polk County Contract Agreement
5. Consideration of Resolution 2024-02 Relating to the General Election Seats & Qualifying Period Notice and Procedure
6. Consideration of Resolution 2024-03 Authorizing the Investment of Surplus and Reserve Funds
7. Ratification of License Agreement with HOA for Cookies and Music Event
8. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Update on Intersection Improvements at Taft Dr and Jefferson St
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

Sincerely,

*Tricia L. Adams*

Tricia L. Adams,

District Manager

# MINUTES

**MINUTES OF MEETING  
NORTH BOULEVARD  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Boulevard Community Development District was held Thursday, **January 16, 2024** at 11:30 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  
Rey Malave *by Zoom*  
Chace Arrington *by Zoom*  
Marshall Tindall

District Manager, GMS  
District Counsel, KVV Law  
District Engineer, Dewberry  
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 October 17,  
2023 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the October 17, 2023 Board of Supervisor's meeting. The meeting minutes have been reviewed by District Counsel as well as District Management Staff. The Board had no changes, corrections, or comments on the minutes and Ms. Adams asked for a motion of approval.

On MOTION by Ms. Petrucci, seconded by Ms. Roden, with all in favor, the Minutes of the October 17, 2023 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Ratification of Agreement for Holiday  
Event with HOA**

Ms. Adams stated they did reach out to the Chairman of the Board to determine if he wanted to approve this event request from the Home Owner's Association because they did not have a Board meeting scheduled and it was a time sensitive matter. He did approve the event and they entered into an agreement with all the protections and indemnifications for the District.

On MOTION by Ms. Roden, seconded by Ms. Petrucci, with all in favor, the Agreement for Holiday Event with HOA, was ratified.

**FIFTH ORDER OF BUSINESS****Ratification of Update to Towing  
Agreement**

Ms. Adams stated the parking rules were recently amended to include no parking on a stormwater parcel near the community entrance. Cars were backing up there and creating a hazard when entering or exiting the community so ultimately the Board did approve the amended restated parking rules. As a result of that, we did an agreement amendment with S&S Towing that was executed by the Chair. We are seeking a motion to ratify the updated towing agreement.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Update to Towing Agreement, was ratified.

**SIXTH ORDER OF BUSINESS****Ratification of Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Adams stated the agreement was effective January 1<sup>st</sup> so the Chair had this agreement executed. It is the agreement where the District agrees to abide by the records exemption policies implemented in Polk County.

On MOTION by Ms. Petrucci, seconded by Ms. Henley, with all in favor, the Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

**SEVENTH ORDER OF BUSINESS****Consideration of Stop Sign Installation at the Intersection of Taft and Jefferson**

Ms. Adams stated on page 33 of the agenda packet is an electronic mail message to the District from the North Ridge Reserve HOA Vice President on behalf of the HOA. They are requesting the intersection of Taft Drive and Jefferson Street which is nearby the entrance to the community be a four way stop. This is an area with a lot of vehicle and pedestrian traffic. She noted she reached out to the engineer to determine feasibility of the request. Chase with Dewberry researched this matter and he stated the intersection can be improved to be a four way stop and they would want to participate in the exact location of the stop sign and marker. There is an application process with the city to submit for approval. The approval process would require engineer drawings to be submitted to the city.

*\*Mr. Arrington joined the meeting at this time.*

Mr. Arrington noted he reviewed this with Ray and it is something that is not necessarily required but can be put in. There are some reservations about where it needs to go as there is an ADA ramp there and certain things have to be followed. He noted all it would take is he make a drawing to submit to the city for them to approve then they would go forward with it if that is what the Board wants to do. Ms. Roden asked how many vehicles could fit in the entrance. Mr. Arrington stated he would have to consult traffic for that information.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Authorize Staff to Prepare Documents for Permit Application with the City, was approved.



Ms. Adams asked any further discussion regarding the intersection improvement at Taft Drive and Jefferson Street? Hearing none,

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Authorize Intersection Improvement at Taft Dr. And Jefferson Street, was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Hammock reminded the Board of the ethics training requirement this year which is four hours of training to be completed by the end of this calendar year. Also, Form 1 will now be electronically submitted directly to the Commission on Ethics.

#### **B. Engineer**

There being no comments, the next item followed.

#### **C. Field Manager's Report**

Mr. Tindall stated the report is on page 36 of the agenda and consists mostly of routine updates on maintenance items. He noted the landscapers have done a good job with everything looking consistent. Some hedges will be replaced further out in the year. Minor repairs to irrigation. Minor cleaning scheduled for playground equipment. Stormwater modifications helped with recurring washouts and erosion. Damaged fence panel repair is scheduled. Forest Lake Dr. remains closed due to utility work by county and city. Sod is being installed to repair areas with rutting.

#### **D. District Manager's Report**

##### **i. Approval of Check Register**

Ms. Adams presented the check register to the Board on page 43 of the agenda packet. It is from October 1<sup>st</sup> through November 30<sup>th</sup> totaling \$27,400.30. Immediately following the register is the detailed run summary. She noted she would be happy to answer any questions.

On MOTION by Ms. Petrucci, seconded by Ms. Henley with all in favor, the Check Register totaling \$27,400.30, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Adams reviewed the unaudited financials through the end of November. No action was 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.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION 4

# CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 by and between the North Boulevard Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2024 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the North Boulevard Community Development District.
3. The term of this Agreement shall commence on January 1, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 13, 2024**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2024 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

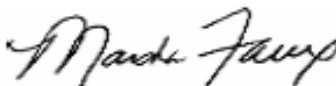
\_\_\_\_\_  
Special District Representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Marsha M. Faux, CFA, ASA  
Polk County Property Appraiser  
By:



\_\_\_\_\_  
Marsha M. Faux, Property Appraiser

## SECTION 5

## RESOLUTION 2024-02

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(c), FLORIDA STATUTES AND INSTRUCTING THE POLK COUNTY SUPERVISOR OF ELECTIONS TO BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTION.

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

**WHEREAS**, the Board of Supervisors of North Boulevard Community Development District ("**Board**") seeks to implement Section 190.006(3)(A)(2)(c), *Florida Statutes*, and to instruct the Supervisor of Elections for Polk County, Florida ("**Supervisor**"), to conduct the District's General Election.

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

**1. GENERAL ELECTION SEATS.** Seat 4 and Seat 5 with terms expiring in November 2024 are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year. The remaining seat with a term expiring in November 2024 shall be filled by an election of the landowners in accordance with Section 190.006, *Florida Statutes*, which process shall be addressed by subsequent resolution.

**2. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

**3. COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

**4. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

**5. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District Manager. The District

understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**6. PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

**7. 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.

**8. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 20th day of February 2024.

**NORTH BOULEVARD COMMUNITY  
DEVELOPMENT DISTRICT**

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CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

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SECRETARY/ASSISTANT SECRETARY

**EXHIBIT A**  
**FORM OF NOTICE OF QUALIFYING PERIOD**

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the North Boulevard Community Development District (“District”) will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 70 Florida Citrus Boulevard, Winter Haven, Florida 33880; Ph: (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The North Boulevard Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.

Publish on or before May 27, 2024



## SECTION 6

### RESOLUTION 2024-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE INVESTMENT OF PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES; APPOINTING THE DISTRICT MANAGER AS ITS LEGAL REPRESENTATIVE WITH RESPECT TO SAID ACCOUNT AND PROVIDING FOR THE DURATION OF SAID AUTHORIZATION.**

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

**WHEREAS**, the District finds that from time to time it has funds on hand in excess of current needs; and

**WHEREAS**, it is in the best interest of the District and its landowners that said excess funds be invested to return the highest yield consistent with proper safeguards and the District’s currently-adopted policies regarding the deposit of public funds.

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

**SECTION 1.** The District hereby adopts the alternative investment guidelines for the investment of public funds in excess of the amounts needed to meet current operating expenses, in accordance with Section 218.415(17), *Florida Statutes*. The District may invest in the following instruments and may divest itself of investments, at prevailing prices or rates:

- a. The Local Government Surplus Trust Fund, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, as provided in Section 163.01, *Florida Statutes*.
- b. Securities and Exchange Commission registered money market funds with the highest quality rating from nationally recognized rating agency.
- c. Interest-bearing time deposits or savings accounts in qualified public depositories, as defined in Section 280.02, *Florida Statutes*.
- d. Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c. and d. shall be invested to provide sufficient liquidity to pay obligations as they come due.

**SECTION 2.** That the District Manager, Governmental Management Services – Central Florida, LLC, and its designee, as legal representative(s) of the District are hereby authorized to act as the administrator(s) for the invested funds, including funds held at the State Board of Administration.

**SECTION 3.** The District Manager and/or its designee shall have the authority to establish an account(s) on behalf of the District, withdraw funds from or transmit funds to said account(s), establish funds transfer instructions, name designee(s), and initiate changes to this information, as required and approved by the Board or Chairperson of the Board, as applicable.

**SECTION 4.** That this authorization shall be continuing in nature until revoked by the District or until a new legal representative is appointed.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of February, 2024.

**ATTEST:**

**NORTH BOULEVARD COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

## SECTION 7

**LICENSE AGREEMENT BY AND BETWEEN NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT AND NORTHRIDGE RESERVE HOMEOWNERS ASSOCIATION, INC., REGARDING THE USE OF CERTAIN DISTRICT PROPERTY**

**THIS NON-EXCLUSIVE, REVOCABLE LICENSE AND INDEMNIFICATION AGREEMENT** (“**License Agreement**”) is made and entered into this 7 day of February, 2024, by and between:

**NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“**District**”), and

**NORTHRIDGE RESERVE HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, with a mailing address of c/o Beacon Community Management, 9100 Conroy Windermere Road, Suite 200, Windermere, Florida 34786 (“**Licensee**” and together with the District, “**Parties**”).

**RECITALS**

**WHEREAS**, the District is a special-purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, the District owns, operates, and maintains certain property designated as a recreational open space (“**Tract D**”), as shown on **Exhibit A**, attached hereto and incorporated herein by reference (altogether, “**License Area**”); and

**WHEREAS**, Licensee approached the District and desires to make use of the License Area for hosting an outdoor gathering for District residents and their guests on February 17, 2024 (“**Event**”); and

**WHEREAS**, the District is willing to allow the Licensee and its volunteers to make use of the License Area for the Event provided that such use does not impede the District’s operation of the License Area as a public improvement and so long as the terms and conditions set forth herein are met; and

**WHEREAS**, the District has determined that providing the Licensee with the ability to use the License Area is a benefit to the District, is a proper public purpose, and makes appropriate use of the District’s public facilities; and

**WHEREAS**, the District does not warrant that the License Area is suitable or fit for purposes requested by Licensee, but Licensee does believe it to be fit and suitable for Licensee’s Event and Licensee acknowledges and understands that the District provides no warranties whatsoever; and

**WHEREAS**, the District and the Licensee warrant and agree that they have all rights, power, and authority to enter into and be bound by this License Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

**2. GRANT OF LICENSE.** The District hereby grants to the Licensee a non-exclusive, revocable to use the License Area for the Event (“**License**”). In consideration for use of the License Area, Licensee agrees to the following conditions:

- A. Licensee’s access is limited to the License Area as set forth in **Exhibit A**. No other use of or access to the District’s property is permitted. The District does not and cannot confer rights or interests in property outside of the License Area and makes no representations regarding the same. Licensee is solely responsible for obtaining consents and/or permits and meeting all regulatory requirements to utilize non-District property.
- B. Licensee’s access is limited to the Event taking place on February 17, 2024, which includes set-up and take-down.
- C. The Parties acknowledge that weather conditions may affect the use of the License Area at any given time. The District shall have the right, but not the obligation, to temporarily close the License Area on any given day due to inclement weather, including, but not limited to, rain, lightning, hail, and strong winds. Licensee shall abide by the decision of the District as to the closure of the License Area. Licensee shall be responsible for the safety of its employees, guests, invitees, agents, or participants during such times.
- D. Licensee’s use of the License Area shall be contemporaneous with the use of the License Area by Patrons of the District (as that term is defined in the District’s adopted Amenity Facilities Policies and Rates), and Licensee’s use shall not interfere with the operation of the License Area as a public improvement.
- E. Proper non-permanent signage regarding parking and other information may be used during the term of this License only. Said property shall be restored to the same or better condition after completion of the Event.
- F. Licensee shall be solely responsible for all preparations necessary for the Event to be held on the License Area. The District and the Licensee agree that all

food, beverages, entertainment, security, parking, traffic control, crowd control, capacity determinations and personnel necessary for the Event shall be the sole responsibility of Licensee. Licensee understands and agrees that serving or selling of alcoholic beverages during the Event is strictly prohibited.

- G.** Licensee's use of the License Area shall be subject to the policies and regulations of the District, including but not limited to the Amenity Facilities Policies and Rates, and Licensee acknowledges receipt of all such policies and rules. All promotional materials shall make clear that it is not a District sponsored or affiliated event.
- H.** Licensee agrees to make every reasonable effort to ensure that District property, including the License Area, is not damaged or injured and agrees to assume full responsibility for the use of the License Area by its vendors, contractors, employees, agents, representatives, invitees or attendees during the preparations for, the conducting of, and the cleaning after the Event.
- i. **Repair.** Licensee agrees to maintain, restore, and repair, or cause to be maintained, restored or repaired, any District property which is damaged, destroyed, or otherwise impaired by Licensee's employees, vendors, contractors, agents, representatives, invitees or attendees, incurred during, or as a result of, the preparations for, the conduct of, or the cleaning after the Event.
  - ii. **Cleaning.** Licensee shall be responsible for the costs to clean up the License Area and adjacent District property, including but not limited to proper disposal of trash/debris. Licensee agrees to return the License Area to its pre-Event condition immediately following the Event, but in no event later than 12:00 p.m. on the immediately succeeding day. Any unattended property or personal belongings may be removed by District staff, with no liability for removing the same, if the same is not removed within twenty-four (24) hours following the Event.
  - iii. **District Evaluation.** The District Manager, or his or her designee, may evaluate the License Area after the Event and shall notify Licensee of any cleaning, repair or other restoration deemed necessary as a result of, or arising out of, the event or due to failure by Licensee to comply with the provisions of this Agreement. If Licensee fails, after the notification, to timely perform such cleaning, repair or other restoration to the satisfaction of the District, the District Manager, or his or her designee, may perform, or cause to be performed, such cleaning, repair or other restoration to be made at Licensee's cost, and such cost incurred by the District shall

be reimbursed by Licensee upon demand by the District Manager. Such reimbursement shall be made as soon as possible, but in no even later than fourteen (14) days after the District Manager submits the reimbursement for costs.

**3. EVENT INSURANCE.** Licensee agrees to obtain and maintain commercial general liability insurance (“**Event Insurance**”) for use of the License Area during the Event. The Event Insurance shall, at minimum, provide one million dollars (\$1,000,000) in commercial general liability coverage for each occurrence and shall name the District and its supervisors, officers, employees, agents, and representatives as additional insureds. Licensee agrees to furnish a certificate to the District showing compliance with this Section prior to the Event. Licensee understands and agrees that failure to provide a certificate of Event Insurance as required by this Section may cause the District to cancel the event, without prior notice.

**4. SUSPENSION, REVOCATION AND TERMINATION.** The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be immediately suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide Licensee written notice of the suspension or revocation, which shall be effective immediately upon receipt by Licensee of the notice. Licensee may terminate this License Agreement upon written notice to the District.

**5. COMPLIANCE WITH GOVERNMENTAL REGULATIONS.** Licensee agrees to follow all Federal, State, County, City and District rules, policies and regulations when holding the Event and assumes all liability for any fines, notices, or violations the District receives as a result of the Event. This includes acquiring all the proper permits and documentation for the Event and complying with any relevant statutes, rules, ordinances, regulations or other laws.

**6. INDEMNIFICATION.**

**A.** Licensee agrees to defend, indemnify, and hold harmless the District and its supervisors, officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of or related to the Event, including but not limited to intentional act or negligence of Licensee, its employees, vendors, contractors, guests, participants or agents, and/or as a result of Licensee’s breach of any of its obligations under this Agreement. Provided, however, this indemnity excludes any claims or cause of action arising from or related to the District’s gross negligence or willful misconduct. Licensee further agrees that nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, *Florida Statutes*, or other statute, and nothing in this License Agreement shall inure to the benefit of any third party for the purpose of



allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

- B. Obligations under this License Agreement shall include, but are not limited to, all costs including the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation and other related expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interests accrued against the District.
- C. In the event that the District is required to enforce this License Agreement by court proceedings or otherwise, then the District shall be entitled to recover from Licensee all costs incurred, including reasonable attorneys' fees.

**7. ENFORCEMENT OF LICENSE AGREEMENT.** A default by either party under this License Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance. Notwithstanding this, the Licensee's right to recover damages from the District on any and all claims of any type shall be limited in all instances to no more than one hundred dollars (\$100).

**8. PUBLIC RECORDS.** Licensee understands and agrees that all documents of any kind provided to the District in connection with this License Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*. Licensee acknowledges that the designated public records custodian for the District is **GMS Central Florida LLC** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Licensee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Licensee, Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO**

**LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, OR 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801.**

**9. CONTROLLING LAW; VENUE; REMEDIES.** This License Agreement and the provisions contained in this License Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Polk County, Florida.

**10. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this License Agreement shall not affect the validity or enforceability of the remaining portions of this License Agreement, or any part of this License Agreement not held to be invalid or unenforceable.


**11. NO TRANSFER OR ASSIGNMENT.** The License shall be for the sole use by Licensee and shall not be assigned or transferred without the prior written consent of the District in its sole discretion. A transfer or assignment of all or any part of the License without such prior written consent shall be void.

**12. ENTIRE AGREEMENT.** This is the entire License Agreement of the Parties, and it may not be amended except in writing signed by both Parties. This License Agreement supersedes any prior License Agreement between the District and Licensee regarding the use of the License Area for the February 17, 2024, Event.


*[Signatures on the following page]*

**IN WITNESS WHEREOF**, the Parties execute this License Agreement the day and year first written above.

**NORTH BOULEVARD COMMUNITY  
DEVELOPMENT DISTRICT**

DocuSigned by:  
  
DBA5CD3F7A9C4DE...  
\_\_\_\_\_  
Chairperson, Board of Supervisors

**NORTHRIDGE RESERVE HOMEOWNERS  
ASSOCIATION, INC.**

DocuSigned by:  
  
F06D63273DF8479...  
By: Jennifer Cashen  
\_\_\_\_\_  
Its: LCAM  
\_\_\_\_\_

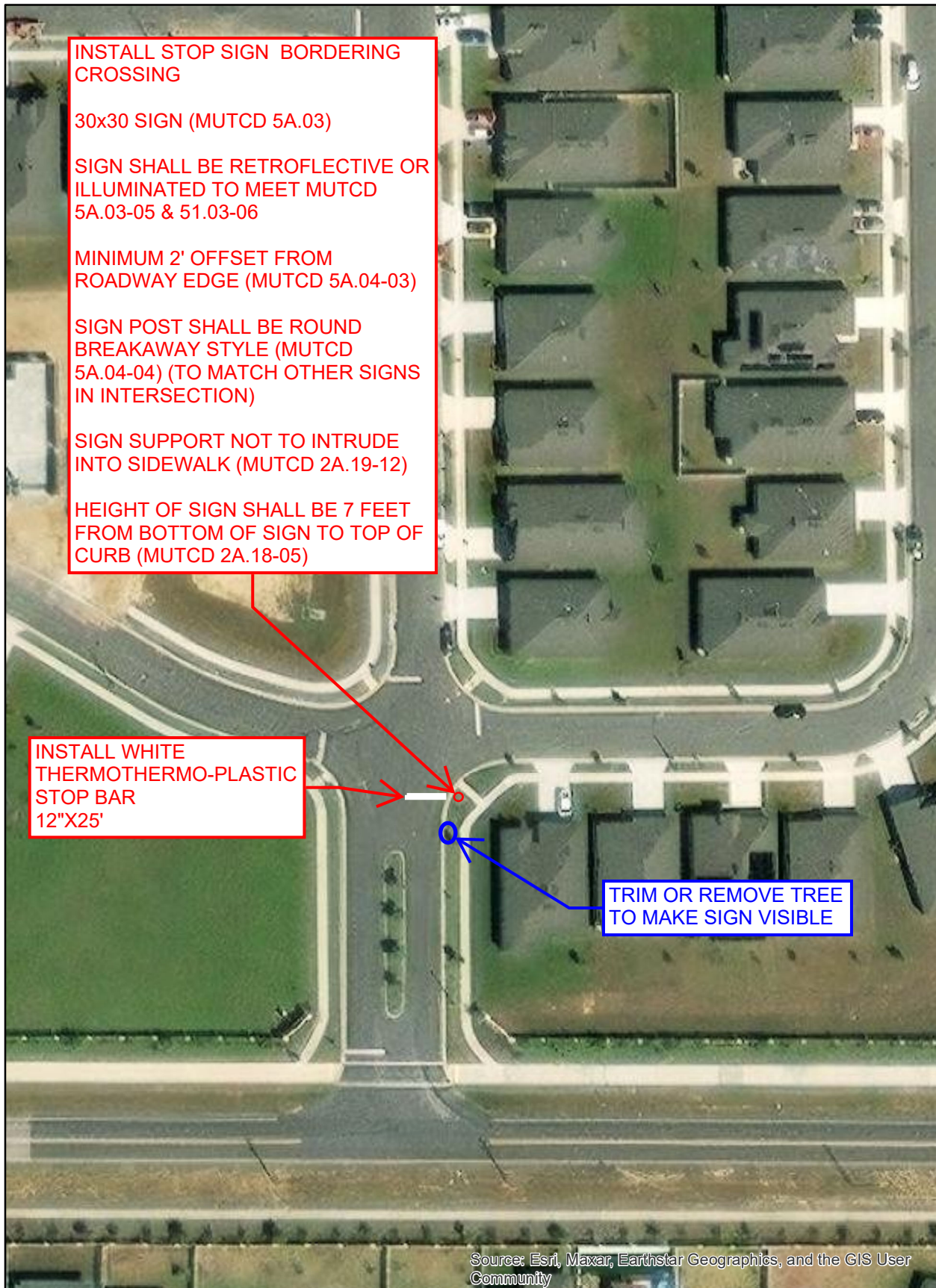
**Exhibit A:** License Area

**EXHIBIT A**  
License Area



## SECTION 8

## SECTION B



## JEFFERSON ST & TAFT DR NORTH BLVD CDD

# SECTION C



# North Boulevard CDD

## Field Management Report



February 20, 2024

Marshall Tindall

Field Services Manager

GMS

# Complete

## Landscaping

- ✚ Landscaper has kept the district tracts clean and well maintained overall.
- ✚ Regular irrigation reviews and minor repairs were done.
- ✚ Annual pruning of crepe myrtles is being scheduled with the approach of spring.





# Complete

## Playground Reviews

- ✚ Monthly playground reviews were done.
- ✚ Found 1 loosening handle. Maintenance staff are scheduled to fix it.



## Site Items

- ✚ Unauthorized advertising signs are removed regularly from entrance areas.
- ✚ Minor fence repairs were completed.



# In Progress

## Street Signs

- ✚ Street signs that are leaning have been noted and will be straightened soon.



# 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](mailto:mtindall@gmscfl.com). Thank you.

Respectfully,  
Marshall Tindall

# SECTION D

# SECTION 1

# North Boulevard Community Development District

## Summary of Check Register

December 01, 2023 through December 31, 2023

Bank	Date	Check No.'s		Amount
General Fund				
	12/8/23	325-326	\$	3,178.84
	12/18/23	327-328	\$	8,582.50
	12/20/23	329	\$	5,196.77
			\$	<b>16,958.11</b>



AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/13/24  
 \*\*\* CHECK DATES 12/01/2023 - 12/31/2023 \*\*\* NORTH BOULEVARD GENERAL FUND  
 BANK A GENERAL FUND

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/08/23	00019	10/31/23 123	202310 320-53800-48000	GENERAL MAINTENANCE-OCT23	*	3,003.84	
							3,003.84 000325
GOVERNMENTAL MANAGEMENT SERVICES							
12/08/23	00039	12/01/23 NB2221	202312 330-57200-48201	PET WASTE STATION-DEC23	*	175.00	
							175.00 000326
POOP BANDIT							
12/18/23	00019	12/01/23 124	202312 310-51300-34000	MANAGEMENT FEES-DEC23	*	3,343.67	
		12/01/23 124	202312 310-51300-35200	WEBSITE MANAGEMENT-DEC23	*	100.00	
		12/01/23 124	202312 310-51300-35100	INFORMATION TECH-DEC23	*	150.00	
		12/01/23 124	202312 310-51300-31300	DISSEMINATION SVCS-DEC23	*	541.67	
		12/01/23 124	202312 310-51300-51000	OFFICE SUPPLIES	*	.24	
		12/01/23 124	202312 310-51300-42000	POSTAGE	*	33.87	
		12/01/23 125	202312 320-53800-12000	FIELD MANAGEMENT-DEC23	*	695.67	
							4,865.12 000327
GOVERNMENTAL MANAGEMENT SERVICES							
12/18/23	00012	11/25/23 7136189	202311 310-51300-32300	TRUSTEE FEES S20-FY24	*	3,717.38	
							3,717.38 000328
U.S. BANK							
12/20/23	00035	10/18/23 10545	202310 320-53800-47300	IRRIGATION REPAIRS-OCT23	*	291.77	
		11/01/23 10679	202311 320-53800-46200	LANDSCAPE MAINT-NOV23	*	4,905.00	
							5,196.77 000329
PRINCE & SONS INC.							
TOTAL FOR BANK A						16,958.11	
TOTAL FOR REGISTER						16,958.11	

NOBU NORTH BOULEVAR AGUZMAN

## SECTION 2

***North Boulevard***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2023***



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund - Series 2017</u>
5	<u>Debt Service Fund - Series 2019</u>
6	<u>Capital Projects Fund - Series 2017</u>
7	<u>Capital Projects Fund - Series 2019</u>
8	<u>Capital Reserve Fund</u>
9-10	<u>Month to Month</u>
11	<u>Assessment Receipt Schedule</u>

**North Boulevard**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2023**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Operating Account	\$ 853,995	\$ 19,700	\$ -	\$ -	\$ 873,695
Due From General Fund	\$ -	\$ -	\$ 450,070	\$ -	\$ 450,070
Deposits	\$ 960	\$ -	\$ -	\$ -	\$ 960
Investments:					
<u>Series 2017</u>					
Reserve	\$ -	\$ -	\$ 123,875	\$ -	\$ 123,875
Revenue	\$ -	\$ -	\$ 49,116	\$ -	\$ 49,116
Redemption	\$ -	\$ -	\$ 764	\$ -	\$ 764
Construction	\$ -	\$ -	\$ -	\$ 6,230	\$ 6,230
<u>Series 2019</u>					
Reserve	\$ -	\$ -	\$ 105,956	\$ -	\$ 105,956
Revenue	\$ -	\$ -	\$ 17,321	\$ -	\$ 17,321
Prepayment	\$ -	\$ -	\$ 153	\$ -	\$ 153
Construction	\$ -	\$ -	\$ -	\$ 645	\$ 645
<b>Total Assets</b>	<b>\$ 854,955</b>	<b>\$ 19,700</b>	<b>\$ 747,255</b>	<b>\$ 6,875</b>	<b>\$ 1,628,785</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 6,801	\$ -	\$ -	\$ -	\$ 6,801
Due to Debt Service	\$ 450,070	\$ -	\$ -	\$ -	\$ 450,070
<b>Total Liabilities</b>	<b>\$ 456,871</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 456,871</b>
<b>Fund Balance:</b>					
Assigned For:					
Debt Service - Series 2017	\$ -	\$ -	\$ 422,088	\$ -	\$ 422,088
Debt Service - Series 2019	\$ -	\$ -	\$ 325,167	\$ -	\$ 325,167
Restricted For:					
Capital Reserve	\$ -	\$ 19,700	\$ -	\$ -	\$ 19,700
Capital Projects - Series 2017	\$ -	\$ -	\$ -	\$ 6,229.62	\$ 6,230
Capital Projects - Series 2019	\$ -	\$ -	\$ -	\$ 645	\$ 645
Unassigned	\$ 398,083	\$ -	\$ -	\$ -	\$ 398,083
<b>Total Fund Balances</b>	<b>\$ 398,083</b>	<b>\$ 19,700</b>	<b>\$ 747,255</b>	<b>\$ 6,875</b>	<b>\$ 1,171,914</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 854,955</b>	<b>\$ 19,700</b>	<b>\$ 747,255</b>	<b>\$ 6,875</b>	<b>\$ 1,628,785</b>

**North Boulevard**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance

**Revenues:**

Assessments - Tax Roll	\$ 332,645	\$ 319,093	\$ 319,093	\$ -
<b>Total Revenues</b>	<b>\$ 332,645</b>	<b>\$ 319,093</b>	<b>\$ 319,093</b>	<b>\$ -</b>

**Expenditures:****General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,000	\$ 2,000
Engineering Fees	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Dissemination Agent	\$ 6,500	\$ 1,625	\$ 1,625	\$ -
Attorney Fees	\$ 15,000	\$ 3,750	\$ 2,915	\$ 835
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Annual Audit	\$ 4,800	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,780	\$ 3,717	\$ 3,717	\$ -
Management Fees	\$ 40,124	\$ 10,031	\$ 10,031	\$ -
Information Technology	\$ 1,800	\$ 450	\$ 450	\$ -
Website Maintenance	\$ 1,200	\$ 300	\$ 300	\$ -
Postage & Delivery	\$ 1,100	\$ 1,100	\$ 1,388	\$ (288)
Telephone	\$ 50	\$ 13	\$ -	\$ 13
Printing & Binding	\$ 400	\$ 100	\$ -	\$ 100
Insurance	\$ 8,455	\$ 8,455	\$ 6,818	\$ 1,637
Legal Advertising	\$ 4,000	\$ 1,000	\$ -	\$ 1,000
Contingency	\$ 3,000	\$ 750	\$ 116	\$ 634
Office Supplies	\$ 100	\$ 25	\$ 1	\$ 24
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 121,484</b>	<b>\$ 41,991</b>	<b>\$ 33,537</b>	<b>\$ 8,454</b>

**North Boulevard**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b><u>Operation and Maintenance</u></b>				
<b>Field Expenses</b>				
Field Management	\$ 8,348	\$ 2,087	\$ 2,087	\$ -
Electric	\$ 8,395	\$ 2,099	\$ 2,085	\$ 14
Streetlights	\$ 26,450	\$ 6,613	\$ 5,918	\$ 694
Property Insurance	\$ 6,333	\$ 6,333	\$ 4,918	\$ 1,415
Landscape Maintenance	\$ 58,860	\$ 14,715	\$ 14,715	\$ -
Landscape Replacement & Enhancement	\$ 20,000	\$ 5,000	\$ -	\$ 5,000
Irrigation Repairs	\$ 5,500	\$ 1,375	\$ 482	\$ 893
General Field Repairs & Maintenance	\$ 15,000	\$ 3,750	\$ 3,321	\$ 429
Contingency	\$ 10,000	\$ 2,500	\$ 480	\$ 2,020
<b>Subtotal</b>	<b>\$ 158,886</b>	<b>\$ 44,471</b>	<b>\$ 34,007</b>	<b>\$ 10,464</b>
<b>Amenity Expenses</b>				
Inter-Governmental Expense	\$ 87,366	\$ -	\$ -	\$ -
Playground Lease	\$ 6,295	\$ 1,574	\$ 1,574	\$ -
Trash Collections	\$ 2,000	\$ 500	\$ 508	\$ (8)
<b>Subtotal</b>	<b>\$ 95,661</b>	<b>\$ 2,074</b>	<b>\$ 2,081</b>	<b>\$ (8)</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 254,546</b>	<b>\$ 46,545</b>	<b>\$ 36,089</b>	<b>\$ 10,456</b>
<b>Total Expenditures</b>	<b>\$ 376,030</b>	<b>\$ 88,536</b>	<b>\$ 69,626</b>	<b>\$ 18,910</b>
<b><u>Other Financing Sources/Uses:</u></b>				
Capital Reserve	\$ (10,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ (10,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (53,385)</b>		<b>\$ 249,468</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 53,385</b>		<b>\$ 148,616</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 398,083</b>	

**North Boulevard**  
**Community Development District**  
**Debt Service Fund - Series 2017**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 258,211	\$ 247,692	\$ 247,692	\$ -
Interest	\$ -	\$ -	\$ 2,820	\$ 2,820
<b>Total Revenues</b>	<b>\$ 258,211</b>	<b>\$ 247,692</b>	<b>\$ 250,512</b>	<b>\$ 2,820</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 84,263	\$ 84,263	\$ 84,263	\$ -
Principal Expense - 5/1	\$ 75,000	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ 84,263	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 243,526</b>	<b>\$ 84,263</b>	<b>\$ 84,263</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 14,685</b>		<b>\$ 166,249</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 130,653</b>		<b>\$ 255,839</b>	
<b>Fund Balance - Ending</b>	<b>\$ 145,338</b>		<b>\$ 422,088</b>	



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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 209,762	\$ 201,217	\$ 201,217	\$ -
Interest	\$ -	\$ -	\$ 2,570	\$ 2,570
<b>Total Revenues</b>	<b>\$ 209,762</b>	<b>\$ 201,217</b>	<b>\$ 203,787</b>	<b>\$ 2,570</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 78,931	\$ 78,931	\$ 78,931	\$ -
Principal Expense 11/1	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Interest Expense 5/1	\$ 77,869	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 206,800</b>	<b>\$ 128,931</b>	<b>\$ 128,931</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 2,962</b>		<b>\$ 74,856</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 142,841</b>		<b>\$ 250,311</b>	
<b>Fund Balance - Ending</b>	<b>\$ 145,803</b>		<b>\$ 325,167</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 76	\$ 76
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 76</b>	<b>\$ 76</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 76</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 6,153</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 6,230</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 8	\$ 8
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8</b>	<b>\$ 8</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 8</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 638</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 645</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b><u>Expenditures:</u></b>				
Contingency	\$ -	\$ -	\$ 300	\$ (300)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 300</b>	<b>\$ -</b>
<b><u>Other Financing Sources:</u></b>				
Transfer In/(Out)	\$ 10,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 10,000</b>		<b>\$ (300)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 20,000</b>	
<b>Fund Balance - Ending</b>	<b>\$ 10,000</b>		<b>\$ 19,700</b>	

**North Boulevard**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Revenues:</u></b>													
Assessments - Tax Roll	\$ -	\$ 5,249	\$ 313,844	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319,093
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 5,249</b>	<b>\$ 313,844</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 319,093</b>
<b><u>Expenditures:</u></b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 542	\$ 542	\$ 542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,625
Attorney Fees	\$ 2,007	\$ 452	\$ 457	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,915
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ 3,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,717
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,031
Information Technology	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Postage & Delivery	\$ 647	\$ 708	\$ 34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,388
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 6,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,818
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 39	\$ 38	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 19,822</b>	<b>\$ 9,050</b>	<b>\$ 4,665</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,537</b>

**North Boulevard**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operation and Maintenance</u></b>													
<b>Field Expenses</b>													
Field Management	\$ 696	\$ 696	\$ 696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,087
Electric	\$ 626	\$ 660	\$ 799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,085
Streetlights	\$ 1,975	\$ 1,971	\$ 1,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,918
Property Insurance	\$ 4,918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,918
Landscape Maintenance	\$ 4,905	\$ 4,905	\$ 4,905	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,715
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 292	\$ 191	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	482
General Repairs & Maintenance	\$ 3,004	\$ -	\$ 318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,321
Contingency	\$ -	\$ -	\$ 480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	480
<b>Subtotal</b>	<b>\$ 16,416</b>	<b>\$ 8,422</b>	<b>\$ 9,170</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>34,007</b>
<b>Amenity Expenses</b>													
Inter-Governmental Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ 525	\$ 525	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,574
Trash Collection	\$ 166	\$ 166	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	508
<b>Subtotal</b>	<b>\$ 691</b>	<b>\$ 691</b>	<b>\$ 700</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>2,081</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 17,107</b>	<b>\$ 9,113</b>	<b>\$ 9,869</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>36,089</b>
<b>Total Expenditures</b>	<b>\$ 36,929</b>	<b>\$ 18,163</b>	<b>\$ 14,534</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>69,626</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (36,929)</b>	<b>\$ (12,914)</b>	<b>\$ 299,310</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>249,468</b>

**North Boulevard**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

ON ROLL ASSESSMENTS

Gross Assessments	\$ 357,681.61	\$	277,646.12	\$	225,550.48	\$ 860,878.21
Net Assessments	\$ 332,643.90	\$	258,210.89	\$	209,761.95	\$ 800,616.74

									42%	32%	26%	100%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts		General Fund	2017 Debt Service	2019 Debt Service	Total
11/10/23	10/13/23-10/14/23	\$ 2,220.88	\$ (120.82)	\$ (42.00)	\$ -	\$ -	\$ 2,058.06		\$ 855.09	\$ 663.76	\$ 539.21	\$ 2,058.06
11/17/23	11/01/23-11/05/23	\$ 6,702.63	\$ (268.11)	\$ (128.69)	\$ -	\$ -	\$ 6,305.83		\$ 2,619.98	\$ 2,033.72	\$ 1,652.13	\$ 6,305.83
11/24/23	11/06/23-11/12/23	\$ 4,539.02	\$ (181.56)	\$ (87.15)	\$ -	\$ -	\$ 4,270.31		\$ 1,774.25	\$ 1,377.24	\$ 1,118.82	\$ 4,270.31
12/1/23	Inv#4652028	\$ -	\$ -	\$ -	\$ -	\$ (8,608.78)	\$ (8,608.78)		\$ (3,576.82)	\$ (2,776.46)	\$ (2,255.50)	\$ (8,608.78)
12/8/23	11/13/23-11/22/23	\$ 15,239.67	\$ (609.58)	\$ (292.60)	\$ -	\$ -	\$ 14,337.49		\$ 5,957.00	\$ 4,624.06	\$ 3,756.43	\$ 14,337.49
12/21/23	11/23/23-11/30/23	\$ 787,756.84	\$ (31,509.61)	\$ (15,124.94)	\$ -	\$ -	\$ 741,122.29		\$ 307,924.88	\$ 239,023.04	\$ 194,174.37	\$ 741,122.29
12/29/23	12/01/23-12/15/23	\$ 8,982.84	\$ (291.70)	\$ (173.82)	\$ -	\$ -	\$ 8,517.32		\$ 3,538.82	\$ 2,746.96	\$ 2,231.54	\$ 8,517.32
Total		\$ 825,441.88	\$ (32,981.38)	\$ (15,849.20)	\$ -		\$ 768,002.52		\$ 319,093.20	\$ 247,692.32	\$ 201,217.00	\$ 768,002.52

96%	Net Percent Collected
\$ 32,614.22	Balance Remaining to Collect