

*North Boulevard
Community Development District*

*Agenda
July 16, 2024*

AGENDA

North Boulevard

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

July 9, 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, July 16, 2024** at **11:00 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 June 18, 2024 Board of Supervisors Meeting - ADDED**
4. Discussion Regarding Conveyance of Verge Area to Northridge Reserve Homeowners Association and Northridge Estates Homeowners Association
 - A. Proposal from AJN Surveying
 - B. Proposal from SurvTech
5. Public Hearing
 - A. Consideration of Resolution 2024-08 Adopting the Fiscal Year 2025 Budget and Appropriating Funds
 - B. Consideration of Resolution 2024-09 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Resolution 2024-10 Appointing an Assistant Secretary
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Adopting District Goals and Objectives
 - iv. Approval of Fiscal Year 2025 Meeting Schedule
 - v. Reminder: August 20th Meeting to be held at Lake Alfred Public Library

8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

Sincerely,

Monica Virgen
Monica Virgen,
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 Tuesday, **June 18, 2024** at 11:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom.

Present and constituting a quorum:

Adam Rhinehart
Lindsey Roden
Bobbie Henley
Emily Cassidy
Jessica Petrucci

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Monica Virgen
Tricia Adams
Meredith Hammock
Marshall Tindall *by Zoom*

District Manager, GMS
District Manager, GMS
District Counsel, Kilinski Van Wyk
Field Services, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order at 11:00 a.m. and called the roll. There were five Board members in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS**Approval of Minutes of the April 16, 2024
Board of Supervisors Meeting**

Ms. Virgen presented the minutes from the April 16, 2024 Board of Supervisor's meeting. The meeting minutes have been reviewed by District Counsel as well as District management staff.

On MOTION by Ms. Roden, seconded by Ms. Petrucci, with all in favor, the Minutes of the April 16, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2024-07
Setting a Public Hearing to Adopt Revised
Suspension and Termination Rules**

Ms. Virgen presented Resolution 2024-07 to the Board. She stated this resolution sets a date to adopt revised rules relating to the suspension and termination of amenity privileges. She noted the CDD already has rules relating to the suspension and termination of amenity privileges. Ms. Hammock explained that the District has amenity rules adopted governing the terms of use of the District's amenity facilities but recommended that the suspension and termination provisions be updated. She further explained that there was an opportunity to revise those and bring them up to more current standards and to reflect the more recently adopted statute. The suggested public hearing date is September 17, 2024.

On MOTION by Mr. Rhinehart, seconded by Ms. Roden, with all in favor, Resolution 2024-07 Setting a Public Hearing to Adopt Revised Suspension and Termination Rules for September 17, 2024, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Conveyance of Right of
Way Verge Areas to Northridge Reserve
HOA**

Ms. Virgen stated that District management staff received a written request from Northridge Estates HOA to purchase portions of the right-of-way verge area that are subject to Haines City code and related enforcement action. She noted at the recent budget workshop that was held for North Boulevard CDD, there were a few Board members present and they also had a few members of the HOAs present. Both HOAs expressed interest in taking responsibility and

doing what they can to ensure that the Haines City code compliance issues are resolved through their specific entities.

Ms. Adams explained that in District staff's conversations with Haines City officials, Haines City continues to take the position that the City does not have the ability to fine the party responsible for maintaining landscape that is out of compliance with City code, as they only have a mechanism to identify and fine the owner of the property. She further explained that if the right of way verge area was conveyed from the CDD to the HOA, that would take the CDD out of the process and the HOA would be not only the entity responsible to maintain, but also the owner of the property. She noted both HOAs have expressed an interest in this. She stated that District staff discussed how to facilitate this request if the Board wished to move forward with the request and determined the first step would be for the Board to authorize District Counsel to prepare Purchase and Sale Agreements between the District and HOAs, whereby the parties agreed to the terms of how the property would be conveyed at no cost to the HOAs, there would be no purchase price, and the District would prefer to use their own team for surveying, legal work and any engineering work that is required. She pointed out that if they are able to move this project along quickly, the outcome would be that the Board could choose to remove the right of way tree replacement and the right of way inspection line items from the proposed fiscal year 2025 budget, which would drastically lower the District's proposed operations and maintenance assessment for North Boulevard CDD property owners in fiscal year 2025.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Authorizing Staff to Prepare and Negotiate a Purchase and Sale Agreement with Both HOAs and Delegating Authority to Chairperson to Sign Any Necessary Documents to Start Process, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock congratulated the Board on finishing their ethics training. She had nothing further to report.

B. Engineer

i. Presentation of Annual Stormwater Inspection Report

Ms. Virgen presented the Annual Stormwater Inspection Report.

ii. Presentation of Annual Engineer's Report

Ms. Virgen presented the Annual Engineer's Report. She stated this was in accordance with the Trust Indenture. She noted that on page 29 of the agenda package was a summary from the Engineer stating they have reviewed the budget and the insurance coverage. It was noted that they are sufficient for this community.

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

C. Field Manager's Report

Mr. Tindall gave a summary of the field manager's report to the Board. He discussed landscaping stating the weather has impacted the sod. He noted with the recent rain, everything has started to green up again. He discussed the site items stating the stop sign that was previously approved was installed as well as the stop bar at the intersection of Jefferson and Taft. He noted the tree was checked after install and removed to remove visibility issue. He also discussed the stormwater system items, which included high grass, cleanout to noted areas with sediment buildup, #4 flank erosion, flume modification along with cleanup and slope repairs, and repair parts for damaged structure #5. He presented a proposal for the repair parts for damaged structure #5, which is roughly \$3,700 for the part. Staff will send the proposal for repairs to the Chairman to execute and it will be ratified at a future meeting. Mr. Tindall concluded his presentation of the Field Manager's Report.

D. District Manager's Report

i. Approval of Check Register

Ms. Virgen presented the check register from April 1, 2024 through May 31, 2024 totaling \$148,366.65 for Board approval. Immediately following the register is a detailed summary.

On MOTION by Mr. Rhinehart, seconded by Ms. Petrucci with all in favor, the Check Register totaling \$148,366.65, was approved.

ii. Balance Sheet and Income Statement

Ms. Virgen reviewed the unaudited financials through May 31, 2024. No action is required.

iii. Presentation of Number of Registered Voters

Ms. Virgen stated the North Boulevard CDD currently has 579 registered voters in the District.

iv. Reminder of Form 1 Filing Deadline – July 1st

Ms. Virgen reminded Supervisors that the Form 1 is required to be filed by July 1st.

v. August 20th Meeting Location Change to Lake Alfred Public Library

Ms. Virgen noted that the August 20th Board of Supervisors meeting will be moved to the Lake Alfred Public Library.

On MOTION by Ms. Petrucci, seconded by Ms. Roden, with all in favor, Authorizing Staff to Notice Meeting Location Change, was approved.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

A Supervisor asked if it was possible to get their taxes taken out of their checks. Ms. Adams responded that the District management company can process payments to Supervisors that way, and it is very common now. The Board members will need to fill out a W-2 form as well as an I-9 form.

A Supervisor asked if the playground and pool equipment lease was matured there. Ms. Adams responded that they do look at the maturity date when they are preparing the proposed budget. She added that there are a number of Districts that were established around five years ago that were seeing those mature. She didn't have the maturity date at the moment, but she is going to review the District's records to confirm the maturity date. She noted that in a lot of cases they are recommending that the lease payment amount be preserved in the field budget.

Ms. Virgen stated she would send the maturity date for the playground to all Board members. After discussion, Ms. Virgen noted she will send the W-2 form and the I-9 form to Board members toward the end of the year.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Virgen adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

AJN Surveying, LLC

530 Hillside Drive
Auburndale, FL 335823

Phone: (813) 352-9483

Email: Alan@AJNSurveying.com

PROPOSAL / AUTHORIZATION FOR SERVICES

Services For:
North Boulevard CDD

Date: **July 3, 2024**

AJN Surveying, LLC hereby proposes to provide the following services:

Provide legal descriptions of grass area between sidewalk and curb in front of each residential home to be conveyed to HOA. Includes field work to locate all areas. Locations within NORTHRIDGE RESERVE and NORTHRIDGE ESTATES. Cost is for legal descriptions only and does not include sketch.

Lump Sum: \$10,400 to be paid within 30 days of completion.

In the event that the project is cancelled prior to completion, client will be responsible for payment of work completed.

Should client fail to pay for services completed as billed, they will be responsible for any and all costs incurred by AJN Surveying, LLC to collect payments including but not limited to attorney's fees, cost to file and release lien as well as monthly interest as applicable by Florida Statute.

ACCEPTANCE:

I hereby authorize AJN Surveying, LLC to perform the above described services.

North Boulevard CDD

Signature: _____

Print Name: _____

Date: _____

This proposal becomes null and void if not executed within 30 days.



SurvTech Solutions, Inc.

10220 U.S. Highway 92 East
Tampa, Florida 33610
Web: www.survtechsolutions.com

Phone: 813-621-4929

Fax: 813-621-7194

Email: Sales@survtechsolutions.com

Sunday, July 14, 2024

Monica Virgen
Governmental Management Services
219 E Livingston St,
Orlando, FL 32801-1538

RE: Proposal for Services for North Boulevard CCD conveyance located at 578 Taft Dr, Davenport, FL, 33837; Folio No.: N/A; Estimate No.: 241209; Project No.: N/A

Dear Monica;

SurvTech Solutions, Inc. is pleased to submit the following information for your consideration in selecting a firm to perform the necessary services, as noted above. We feel that you will find SurvTech Solutions, Inc. is well qualified to accomplish all services set forth in the request for proposal. Our outstanding staff of professional, technical, and support personnel has extensive and varied qualifications.

The lump-sum cost for the project will be **\$121,470.00**, with an estimated time frame of 30 days from notice to proceed. Please see attached scope of work for a detailed breakdown of costs and services. If a quicker schedule is needed, please contact us, and we will try to accommodate your schedule.

If this proposal is acceptable, please sign the attached contract and send it to SurvTech Solutions via fax, email, or U.S. Mail. SurvTech cannot start said project without having a signed contract in place. If your firm wishes to use its own in-house contract or purchase order, then please forward them to SurvTech for review and signatures. SurvTech Solutions, Inc. appreciates this opportunity to submit this proposal for services. We look forward to serving Governmental Management Services on this project.

Respectfully submitted,
SurvTech Solutions, Inc.
Florida Licensed Business No. 7340

David O'Brien
President



SurvTech Solutions, Inc.

10220 U.S. Highway 92 East

Tampa, Florida 33610

Web: www.survtechsolutions.com

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Fax: 813-621-7194

Email: Sales@survtechsolutions.com

PROPOSAL 241209	
Subdivision Mapping - Locate Boundary Monumentation SurvTech will then locate enough boundary information of the subdivisions to write descriptions for the verge areas.	\$6,330.00
Planimetrically (2D) Map Verge Areas SurvTech shall map the verge areas planimetrically (2D) using RTK GPS, UAV imagery, or aerial imagery or a combination thereof.	\$14,535.00
Create Sketch and Descriptions for Verge Areas on each Lot SurvTech shall write sketch and descriptions for each verge area on each lot.	\$100,605.00
TOTAL	\$121,470.00



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Scope of Services

Standards of Practice:

1. All Surveying and Mapping will be performed per "The Florida Standards of Practice for Surveying and Mapping" and signed and sealed by a Florida Licensed Surveyor and Mapper.

Geodesy & Datums

1. Survey project data will be on the following coordinate system(s) and datum(s):

Horizontal datum (x, y; easting, northing)

- ☒ SPC NAD1983, Florida West zone state plane coordinates
-

2. Units for the project shall be:

- ☒ U.S. Survey Feet

Sketch & Legal Description

1. SurvTech will need accurate information about the proposed description to accurately prepare the sketch and description. On this sketch and description, SurvTech **will** be required to perform fieldwork. SurvTech will locate both residential subdivisions to create sketch and descriptions.
2. Sketch and description shall contain sufficient information to allow the location of the proposed parcel. The following shall also be shown on the sketch and in the description: Bearings and distances; Qualifying calls to section lines, right-of-way lines, monumentation, occupation lines, etc.; Approximate acreage; and newly created description, and parent tract description.
4. The survey shall be tied to the system which underlies the legal description of the property unless otherwise requested by the client.
5. Adjacent property lines shall be shown as they extend out from the subject property lines. If the property is known by a specific name, SurvTech will so indicate.
5. Any relevant information such as encumbering and appurtenant easements and their dimensions, of which the surveyor is made aware of from the client shall be depicted and shall be labeled with complete recording data and the nature of the easement. **(Documents must be supplied to SurvTech by client).**
6. The sketch shall contain the description, which will correspond with all dimensions shown on the sketch.
7. SurvTech shall locate the verge areas (areas of grass between the back of curb of the roadway and the sidewalk) for every lot in the subdivision. Verge areas shall be located with RTK GPS, UAV imagery, aerial imagery, or a combination thereof.



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8. Sketch and descriptions shall be specifically created for the verge area adjacent to each lot in the subdivision.

Survey Deliverables

1. The following deliverables are included in this proposal:
 - ☒ Survey drawing at a standard scale on a standard 8 1/2" x 11" size title block, unless specifically requested otherwise by client.
 - ☒ Final drawings shall be submitted as full-size copies, certified, and sealed, dated, and signed by a Florida Professional Surveyor and Mapper.
 - ☒ Final survey shall be made available to client in electronic format, AutoCAD (.dwg format), and Adobe PDF format. File will be sent by email unless the client specifically requests a CD of the drawing file.

Additional Non-Typical Items, Exceptions, and Conditions

1. Please reference attached aerial imagery for approximate project location and site limits.





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Exhibit "A"

SurvTech Solutions, Inc. Short Form Agreement

General Terms of Agreement for Consulting

(Surveying and Mapping) Services

1. Client hereby agrees to retain SurvTech Solutions, Inc. to perform professional land surveying services as described herein. This Agreement applies only to the specific project identified herein.
2. General Responsibility: SurvTech Solutions, Inc. agrees that we shall act as an independent contractor and shall perform the services provided for in this Agreement in accordance with the generally accepted standard of care of SurvTech Solutions, Inc.'s profession.
3. SurvTech Solutions, Inc. agrees to perform the services set forth in attached "Proposal of Services" ("services").
4. Payment: Client shall be invoiced upon completion of the project. . Client agrees to pay invoice(s) within thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause in writing within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law), until paid. Client agrees to pay SurvTech Solutions, Inc.'s cost of collection of all amounts due and unpaid after ninety (90) days, including court costs and reasonable attorney's fees. SurvTech Solutions, Inc. shall not be bound by any provision or agreement requiring or providing for arbitration of disputes or controversies arising out of this agreement, any provision wherein SurvTech Solutions, Inc. waives any rights to a mechanics' lien, or any provision conditioning SurvTech Solutions, Inc.'s right to receive payment for its work upon payment to Client by any third party. These General Conditions are notice where required, that SurvTech Solutions, Inc. shall file a lien whenever necessary to collect past due amounts. Failure to make payment within 30 days of invoice shall constitute a release of SurvTech Solutions, Inc. from any and all claims which Client may have whether in tort, contract or otherwise and whether known or unknown at the time.
5. Insurance: For any services provided under this Agreement, SurvTech Solutions, Inc. shall procure and maintain in effect insurance coverage in amounts not less than set forth below.
 - a. Workers' Compensation and Employers' Liability: Comply with the laws of the State of Florida.
 - b. General Liability: Comprehensive Liability Insurance for personal and bodily injury, including death and property damage in the amount of **\$1,000,000** combined single limit each occurrence and **\$2,000,000** in aggregate.
 - c. Professional Liability Insurance: SurvTech Solutions, Inc. shall provide Professional Liability Insurance in the amount of **\$5,000,000**.
 - d. Umbrella Liability Insurance: SurvTech Solutions, Inc. shall provide additional Liability Insurance in the amount of **\$10,000,000** for Auto Liability and General Liability.
 - e. Certificates: SurvTech Solutions, Inc. shall provide certificates of insurance upon request evidencing coverage required above. Each certificate shall provide that coverage afforded shall not be canceled nor ordered reduced by the SurvTech Solutions, Inc. except with at least thirty (30) days prior written notice to the Client. Should this occur, SurvTech Solutions, Inc. shall procure and furnish for Client prior to such effective date new certificates conforming to the above coverage requirement. SurvTech Solutions, Inc. shall not have the right to receive any payment under the Agreement until such certificates are received by Client.
6. Indemnification and Hold Harmless: Client agrees to defend, indemnify and save harmless SurvTech Solutions, Inc. from all claims, including negligence claims, suits, losses, personal injuries, death and property liability resulting from client's performance of the proposed work, whether such claims or



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damages are caused in whole or in part by client, and agrees to reimburse SurvTech Solutions, Inc. for expenses in connection with any such claims or suits, including reasonable attorney's fees.

7. Termination: Client may terminate this Agreement with SurvTech Solutions, Inc. upon written notice if SurvTech Solutions, Inc. breaches his obligations under this Agreement or for any other cause. Client shall compensate SurvTech Solutions, Inc. for performance of services through the period of notice.
8. SurvTech Solutions, Inc. and client mutually waive claims for consequential and incidental damages arising out of or relating to this agreement.
9. Attorney Fees: Should suit be filed to enforce or for the breach of the term of this Agreement, the prevailing party shall be entitled to the award of reasonable attorney's fees.
10. Governing Law: This Agreement shall be governed by the Laws of the State of Florida.
11. Severability: If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall remain in full force and effect and are binding on SurvTech Solutions, Inc. and Client.



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CLIENT AND SURVTECH SOLUTIONS, INC. PROFESSIONAL SERVICES AGREEMENT - (SHORT FORM)

This agreement is made and entered into and made effective Sunday, July 14, 2024 , by and between:

SurvTech Solutions, Inc.

Name: David O'Brien
Address: 10220 U.S. Highway 92 East
Address cont: Tampa, Florida 33610
Phone: 813-621-4929
Fax: 813-621-7194
Project No.: **N/A**

Client: Governmental Management Services

Name: Monica Virgen
Address: 219 E Livingston St
Address cont:
Address cont: Orlando, FL 32801-1538
Phone: +14078415524
Email: mvirgen@gmscfl.com
Estimate No.: **241209**

The property upon which the services hereinafter described are to be performed is located at **578 Taft Dr, Davenport, FL, 33837**; Property Appraiser Parcel No.: **N/A** ("the property")

Services: Surveying and mapping services as described in "Scope of Services" as attached herein.

Fee & Time frame: Payment for the hereinabove described services will be **\$121,470.00**. Estimated time frame is **30 days**. All government fees or miscellaneous expenses will be incurred by the Client. SurvTech will notify the client of any such fees or expenses prior to the expenses being incurred.

12. By execution of this agreement Client accepts the terms hereof, acknowledges receipt of a copy hereof, including all exhibits, and authorizes Consultant to proceed with the work. In the event Client is not the owner of the property. Client represents that Client has obtained permission from said owner for Consultant to proceed.

IN WITNESS THEREOF, the parties hereby execute this agreement upon the terms and conditions stated above and on the date first above written.

CONSULTANT: **SurvTech Solutions, Inc.**

CLIENT: **Governmental Management Services**

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

SECTION 5

SECTION A

RESOLUTION 2024-08

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, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, 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, 2024 and ending September 30, 2025 (“**Fiscal Year 2025**”) 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, 2025.”
- 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 2025, 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	\$_____
 TOTAL ALL FUNDS	 \$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025 or within 60 days following the end of the Fiscal Year 2025 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 \$15,000 or 15% 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 16 DAY OF JULY 2024.

ATTEST:

**NORTH BOULEVARD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2025

Exhibit A
Adopted Budget for Fiscal Year 2025

[FY 2025 Budget follows]

North Boulevard

Community Development District

Proposed Budget
FY 2025



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8	Series 2017 Amortization Schedule
9	Series 2019 Debt Service Fund
10	Series 2019 Amortization Schedule
11	Capital Reserve Fund

North Boulevard

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - On Roll	\$ 332,645	\$ 334,184	\$ -	\$ 334,184	\$ 709,912
Other Income	\$ -	\$ 30	\$ -	\$ 30	\$ -
Carryforward Balance	\$ 53,385	\$ -	\$ 1,798	\$ 1,798	\$ -
Total Revenues	\$ 386,030	\$ 334,214	\$ 1,798	\$ 336,012	\$ 709,912
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 5,600	\$ 3,000	\$ 8,600	\$ 12,000
Engineering Fees	\$ 10,000	\$ 1,628	\$ 4,227	\$ 5,854	\$ 10,000
Dissemination Agent	\$ 6,500	\$ 4,875	\$ 1,625	\$ 6,500	\$ 6,825
Attorney Fees	\$ 15,000	\$ 9,386	\$ 3,129	\$ 12,515	\$ 19,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,250
Annual Audit	\$ 4,800	\$ 4,800	\$ -	\$ 4,800	\$ 4,900
Trustee Fees	\$ 7,780	\$ 7,758	\$ -	\$ 7,758	\$ 7,780
Management Fees	\$ 40,124	\$ 30,093	\$ 10,031	\$ 40,124	\$ 45,000
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 1,100	\$ 2,417	\$ 195	\$ 2,612	\$ 1,100
Telephone	\$ 50	\$ -	\$ 50	\$ 50	\$ 50
Printing & Binding	\$ 400	\$ 6	\$ 50	\$ 56	\$ 400
Insurance	\$ 8,455	\$ 6,818	\$ -	\$ 6,818	\$ 8,455
Legal Advertising	\$ 4,000	\$ 911	\$ 1,135	\$ 2,046	\$ 4,000
Contingency	\$ 3,000	\$ 398	\$ 1,102	\$ 1,500	\$ 3,000
Office Supplies	\$ 100	\$ 4	\$ 29	\$ 33	\$ 100
Dues, Licenses & Fees	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 121,484	\$ 82,119	\$ 25,322	\$ 107,441	\$ 131,185

North Boulevard

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Operation and Maintenance					
<i>Field Expenditures</i>					
Field Management	\$ 8,348	\$ 6,261	\$ 2,086	\$ 8,348	\$ 8,348
Electric	\$ 8,395	\$ 4,992	\$ 1,664	\$ 6,656	\$ 9,490
Streetlights	\$ 26,450	\$ 17,302	\$ 5,767	\$ 23,069	\$ 30,418
Property Insurance	\$ 6,333	\$ 4,918	\$ -	\$ 4,918	\$ 6,333
Landscape Maintenance	\$ 58,860	\$ 44,145	\$ 14,715	\$ 58,860	\$ 58,860
Landscape Replacement & Enhancement	\$ 20,000	\$ -	\$ 10,000	\$ 10,000	\$ 20,000
Irrigation Repairs	\$ 5,500	\$ 2,459	\$ 385	\$ 2,844	\$ 5,500
ROW - Tree Inspections	\$ -	\$ -	\$ -	\$ -	\$ 10,625
ROW - Tree Replacements	\$ -	\$ -	\$ -	\$ -	\$ 236,000
General Field Repairs & Maintenance	\$ 15,000	\$ 7,860	\$ 2,500	\$ 10,360	\$ 15,000
Contingency	\$ 10,000	\$ 960	\$ 580	\$ 1,540	\$ 10,000
Subtotal	\$ 158,886	\$ 88,898	\$ 37,698	\$ 126,596	\$ 410,573
<i>Amenity Expenditures</i>					
Inter-Governmental Expense	\$ 87,366	\$ 87,366	\$ -	\$ 87,366	\$ 92,509
Playground Lease	\$ 6,295	\$ 2,623	\$ -	\$ 2,623	\$ -
Trash Collection	\$ 2,000	\$ 1,566	\$ 525	\$ 2,091	\$ 2,100
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 960
Subtotal	\$ 95,661	\$ 91,555	\$ 525	\$ 92,080	\$ 95,569
Subtotal Operations & Maintenance	\$ 254,546	\$ 180,453	\$ 38,223	\$ 218,676	\$ 506,142
<i>Other Financing Sources/Uses:</i>					
Capital Reserve	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 72,585
Transfer In/(Out)	\$ -	\$ (105)	\$ -	\$ (105)	\$ -
Total Other Financing Sources/Uses	\$ 10,000	\$ (105)	\$ 10,000	\$ 9,895	\$ 72,585
Total Expenditures	\$ 386,030	\$ 262,467	\$ 73,545	\$ 336,012	\$ 709,912
Excess Revenues/(Expenditures)	\$ -	\$ 71,748	\$ (71,748)	\$ -	\$ -

Net Assessments	\$709,912
Add: Discounts & Collections 7%	\$53,434
Gross Assessments	<u>\$763,346</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	389.00	389.00	1.00	\$709,911.80	\$1,824.97	\$1,962.33

Product	FY 2025 Gross Per Unit	FY 2024 Gross Per Unit	Increase/(Decrease)
Platted	\$ 1,962.33	\$ 919.49	\$ 1,042.84

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.

Right of Way Tree Inspections

Represents cost associated with inspections of vegetated verge abutting residential lots in cases where property owners are failing to maintain trees in accordance with Haines City landscape ordinances. Field staff will inspect the area, photograph/document lack of maintenance, report to HOA for enforcement of recorded declarations, coordinate inspections with Haines City code compliance staff, coordinate communication with property owners, and coordinate with landscape service providers.

Right of Way Tree Replacements

Represents cost associated with tree replacements within the vegetated verge abutting residential homes in cases where residential property owners have not complied with Haines City landscape ordinances.

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.

North Boulevard Community Development District General Fund Budget

Contingency

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

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 FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed Budget FY2025
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Revenues

Assessments - Tax Roll	\$ 258,211	\$ 259,407	\$ -	\$ 259,407	\$ 258,211
Interest	\$ -	\$ 9,948	\$ 3,316	\$ 13,264	\$ 6,000
Carry Forward Surplus ⁽¹⁾	\$ 130,653	\$ 131,964	\$ -	\$ 131,964	\$ 161,109
Total Revenues	\$ 388,864	\$ 401,319	\$ 3,316	\$ 404,635	\$ 425,320

Expenditures

Interest - 11/1	\$ 84,263	\$ 84,263	\$ -	\$ 84,263	\$ 82,726
Principal - 5/1	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 80,000
Interest - 5/1	\$ 84,263	\$ 84,263	\$ -	\$ 84,263	\$ 82,726
Total Expenditures	\$ 243,526	\$ 243,526	\$ -	\$ 243,526	\$ 245,451

Excess Revenues/(Expenditures)	\$ 145,338	\$ 157,793	\$ 3,316	\$ 161,109	\$ 179,868
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Interest - 11/1 \$ 81,085.63

Total \$ 81,085.63

⁽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
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 FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed Budget FY2025
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Revenues

Assessments - Tax Roll	\$ 209,762	\$ 210,733	\$ -	\$ 210,733	\$ 209,762
Interest	\$ -	\$ 8,153	\$ 2,718	\$ 10,871	\$ 5,000
Carry Forward Surplus ⁽¹⁾	\$ 142,841	\$ 144,355	\$ -	\$ 144,355	\$ 159,160
Total Revenues	\$ 352,603	\$ 363,242	\$ 2,718	\$ 365,959	\$ 373,922

Expenditures

Interest - 11/1	\$ 78,931	\$ 78,931	\$ -	\$ 78,931	\$ 77,869
Principal - 11/1	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 55,000
Interest - 5/1	\$ 77,869	\$ 77,869	\$ -	\$ 77,869	\$ 76,700
Total Expenditures	\$ 206,800	\$ 206,800	\$ -	\$ 206,800	\$ 209,569

Excess Revenues/(Expenditures)	\$ 145,803	\$ 156,442	\$ 2,718	\$ 159,160	\$ 164,353
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Interest - 11/1	\$ 76,700.00
Principal - 11/1	\$ 55,000.00
Total	\$ 131,700.00

⁽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
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 FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Carry Forward Surplus	\$ 10,000	\$ -	\$ -	\$ -	\$ 9,495
Total Revenues	\$ 10,000	\$ -	\$ -	\$ -	\$ 9,495
Expenditures					
Contingency	\$ -	\$ 505	\$ -	\$ 505	\$ -
Total Expenditures	\$ -	\$ 505	\$ -	\$ 505	\$ -
Other Financing Sources/Uses:					
Transfer In	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 72,585
Total Other Financing Sources/Uses	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 72,585
Excess Revenues/(Expenditures)	\$ 20,000	\$ (505)	\$ 10,000	\$ 9,495	\$ 82,080

SECTION B

RESOLUTION 2024-09

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 2025; 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, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”), 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 2025; 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 16 DAY OF JULY 2024.

ATTEST:

**NORTH BOULEVARD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2025

Exhibit B: Assessment Roll

Exhibit A
Adopted Budget for Fiscal Year 2025

[FY 2025 Budget follows]

Exhibit B
Assessment Roll

[Assessment Roll follows]

SECTION 6

RESOLUTION 2024-10

A RESOLUTION OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT APPOINTING MONICA VIRGEN AS ASSISTANT SECRETARY OF THE BOARD OF SUPERVISORS

WHEREAS, the Board of Supervisors of the North Boulevard Community District desires to appoint Monica Virgen as an Assistant Secretary.

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

1. Monica Virgen is elected Assistant Secretary of the Board of Supervisors.

Adopted this 16 day of July, 2024.

Secretary/ Assistant Secretary

Chairman/ Vice Chairman

SECTION 7

SECTION C

*This item will be provided under
separate cover*

SECTION D

SECTION 1

North Boulevard Community Development District

Summary of Check Register

June 1, 2024 through June 30, 2024

Bank	Date	Check No.'s		Amount
General Fund				
	6/7/24	392-395	\$	6,388.75
	6/18/24	396-401	\$	12,787.99
	6/21/24	402-409	\$	1,632.51
			\$	20,809.25

SECTION 2

North Boulevard
Community Development District

Unaudited Financial Reporting
June 30, 2024



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8	<u>Capital Reserve Fund</u>
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North Boulevard
Community Development District
Combined Balance Sheet
June 30, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 215,476	\$ 19,378	\$ -	\$ -	\$ 234,854
Due From General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Receivables	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Other	\$ 3,717	\$ -	\$ -	\$ -	\$ 3,717
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Deposits	\$ 960	\$ -	\$ -	\$ -	\$ 960
Investments:					
<u>Series 2017</u>					
Reserve	\$ -	\$ -	\$ 123,875	\$ -	\$ 123,875
Revenue	\$ -	\$ -	\$ 157,009	\$ -	\$ 157,009
Redemption	\$ -	\$ -	\$ 783	\$ -	\$ 783
Construction	\$ -	\$ -	\$ -	\$ 6,385	\$ 6,385
<u>Series 2019</u>					
Reserve	\$ -	\$ -	\$ 105,956	\$ -	\$ 105,956
Revenue	\$ -	\$ -	\$ 160,002	\$ -	\$ 160,002
Prepayment	\$ -	\$ -	\$ 157	\$ -	\$ 157
Construction	\$ -	\$ -	\$ -	\$ 662	\$ 662
Total Assets	\$ 220,153	\$ 19,378	\$ 547,783	\$ 7,046	\$ 794,361
Liabilities:					
Due to Other	\$ -	\$ -	\$ 3,717	\$ -	\$ 3,717
Total Liabilities	\$ (0)	\$ -	\$ 3,717	\$ -	\$ 3,717
Fund Balance:					
Assigned For:					
Debt Service - Series 2017	\$ -	\$ -	\$ 281,668	\$ -	\$ 281,668
Debt Service - Series 2019	\$ -	\$ -	\$ 262,398	\$ -	\$ 262,398
Restricted For:					
Capital Reserve	\$ -	\$ 19,378	\$ -	\$ -	\$ 19,378
Capital Projects - Series 2017	\$ -	\$ -	\$ -	\$ 6,385	\$ 6,385
Capital Projects - Series 2019	\$ -	\$ -	\$ -	\$ 662	\$ 662
Unassigned	\$ 220,153	\$ -	\$ -	\$ -	\$ 220,153
Total Fund Balances	\$ 220,153	\$ 19,378	\$ 544,065	\$ 7,046	\$ 790,644
Total Liabilities & Fund Balance	\$ 220,153	\$ 19,378	\$ 547,783	\$ 7,046	\$ 794,361

North Boulevard
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance

Revenues:

Assessments - Tax Roll	\$ 332,645	\$ 332,645	\$ 334,184	\$ 1,539
Other Income	\$ -	\$ -	\$ 30	\$ 30

Total Revenues	\$ 332,645	\$ 332,645	\$ 334,214	\$ 1,569
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 5,600	\$ 3,400
Engineering Fees	\$ 10,000	\$ 7,500	\$ 1,628	\$ 5,873
Dissemination Agent	\$ 6,500	\$ 4,875	\$ 4,875	\$ -
Attorney Fees	\$ 15,000	\$ 11,250	\$ 9,386	\$ 1,864
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Annual Audit	\$ 4,800	\$ 4,800	\$ 4,800	\$ -
Trustee Fees	\$ 7,780	\$ 7,780	\$ 7,758	\$ 22
Management Fees	\$ 40,124	\$ 30,093	\$ 30,093	\$ -
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Postage & Delivery	\$ 1,100	\$ 1,100	\$ 2,417	\$ (1,317)
Telephone	\$ 50	\$ 38	\$ -	\$ 38
Printing & Binding	\$ 400	\$ 300	\$ 6	\$ 294
Insurance	\$ 8,455	\$ 8,455	\$ 6,818	\$ 1,637
Legal Advertising	\$ 4,000	\$ 3,000	\$ 911	\$ 2,089
Contingency	\$ 3,000	\$ 2,250	\$ 398	\$ 1,852
Office Supplies	\$ 100	\$ 75	\$ 4	\$ 71
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -

Total General & Administrative:	\$ 121,484	\$ 97,941	\$ 82,119	\$ 15,822
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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, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 8,348	\$ 6,261	\$ 6,261	\$ -
Electric	\$ 8,395	\$ 6,296	\$ 4,992	\$ 1,304
Streetlights	\$ 26,450	\$ 19,838	\$ 17,302	\$ 2,535
Property Insurance	\$ 6,333	\$ 6,333	\$ 4,918	\$ 1,415
Landscape Maintenance	\$ 58,860	\$ 44,145	\$ 44,145	\$ -
Landscape Replacement & Enhancement	\$ 20,000	\$ 15,000	\$ -	\$ 15,000
Irrigation Repairs	\$ 5,500	\$ 4,125	\$ 2,459	\$ 1,666
General Field Repairs & Maintenance	\$ 15,000	\$ 11,250	\$ 7,860	\$ 3,390
Contingency	\$ 10,000	\$ 7,500	\$ 960	\$ 6,540
Subtotal	\$ 158,886	\$ 120,748	\$ 88,898	\$ 31,850
Amenity Expenses				
Inter-Governmental Expense	\$ 87,366	\$ 87,366	\$ 87,366	\$ -
Playground Lease	\$ 6,295	\$ 4,721	\$ 2,623	\$ 2,098
Trash Collections	\$ 2,000	\$ 1,500	\$ 1,566	\$ (66)
Subtotal	\$ 95,661	\$ 93,587	\$ 91,555	\$ 2,032
Total O&M Expenses:	\$ 254,546	\$ 214,335	\$ 180,453	\$ 33,881
Total Expenditures	\$ 376,030	\$ 312,275	\$ 262,572	\$ 49,703
<u>Other Financing Sources/Uses:</u>				
Capital Reserve	\$ (10,000)	\$ -	\$ -	\$ -
Transfer In/(Out)	\$ -	\$ -	\$ (105)	\$ (105)
Total Other Financing Sources/Uses	\$ (10,000)	\$ -	\$ (105)	\$ (105)
Excess Revenues (Expenditures)	\$ (53,385)		\$ 71,538	
Fund Balance - Beginning	\$ 53,385		\$ 148,616	
Fund Balance - Ending	\$ -		\$ 220,153	

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, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 258,211	\$ 258,211	\$ 259,407	\$ 1,196
Interest	\$ -	\$ -	\$ 9,948	\$ 9,948
Total Revenues	\$ 258,211	\$ 258,211	\$ 269,355	\$ 11,144
Expenditures:				
Interest Expense 11/1	\$ 84,263	\$ 84,263	\$ 84,263	\$ -
Principal Expense - 5/1	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Interest Expense - 5/1	\$ 84,263	\$ 84,263	\$ 84,263	\$ -
Total Expenditures	\$ 243,526	\$ 243,526	\$ 243,526	\$ -
Excess Revenues (Expenditures)	\$ 14,685		\$ 25,829	
Fund Balance - Beginning	\$ 130,653		\$ 255,839	
Fund Balance - Ending	\$ 145,338		\$ 281,668	

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, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 209,762	\$ 209,762	\$ 210,733	\$ 971
Interest	\$ -	\$ -	\$ 8,153	\$ 8,153
Total Revenues	\$ 209,762	\$ 209,762	\$ 218,887	\$ 9,125
Expenditures:				
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	\$ 77,869	\$ 77,869	\$ -
Total Expenditures	\$ 206,800	\$ 206,800	\$ 206,800	\$ -
Excess Revenues (Expenditures)	\$ 2,962		\$ 12,087	
Fund Balance - Beginning	\$ 142,841		\$ 250,311	
Fund Balance - Ending	\$ 145,803		\$ 262,398	

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, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 232	\$ 232
Total Revenues	\$ -	\$ -	\$ 232	\$ 232
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 232	
Fund Balance - Beginning	\$ -		\$ 6,153	
Fund Balance - Ending	\$ -		\$ 6,385	

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, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 24	\$ 24
Total Revenues	\$ -	\$ -	\$ 24	\$ 24
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 24	
Fund Balance - Beginning	\$ -		\$ 638	
Fund Balance - Ending	\$ -		\$ 662	

North Boulevard

Community Development District

Capital Reserve Projects

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<u>Expenditures:</u>				
Contingency	\$ -	\$ -	\$ 727	\$ (727)
Total Expenditures	\$ -	\$ -	\$ 727	\$ -
<u>Other Financing Sources:</u>				
Transfer In/(Out)	\$ 10,000	\$ 105	\$ 105	\$ -
Total Other Financing Sources (Uses)	\$ 10,000	\$ 105	\$ 105	\$ -
Excess Revenues (Expenditures)	\$ 10,000		\$ (622)	
Fund Balance - Beginning	\$ -		\$ 20,000	
Fund Balance - Ending	\$ 10,000		\$ 19,378	

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	\$ -	\$ 5,249	\$ 313,844	\$ 4,751	\$ 2,590	\$ 3,103	\$ 4,623	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ 334,184
Total Revenues	\$ -	\$ 5,249	\$ 313,844	\$ 4,751	\$ 2,590	\$ 3,103	\$ 4,623	\$ 23	\$ 30	\$ -	\$ -	\$ -	\$ 334,214
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ 800	\$ 800	\$ -	\$ 1,400	\$ -	\$ 1,600	\$ -	\$ -	\$ -	\$ 5,600
Engineering Fees	\$ -	\$ -	\$ -	\$ 325	\$ 920	\$ -	\$ 383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,628
Dissemination Agent	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ -	\$ -	\$ -	\$ 4,875
Attorney Fees	\$ 2,007	\$ 452	\$ 457	\$ 1,562	\$ 2,266	\$ 613	\$ 1,430	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 9,386
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Annual Audit	\$ -	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Trustee Fees	\$ -	\$ 3,717	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,758
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ 30,093
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	\$ 647	\$ 708	\$ 34	\$ 145	\$ 12	\$ 49	\$ 15	\$ 777	\$ 31	\$ -	\$ -	\$ -	\$ 2,417
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Insurance	\$ 6,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,818
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 342	\$ 569	\$ -	\$ -	\$ -	\$ -	\$ 911
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 39	\$ 38	\$ 39	\$ 39	\$ 41	\$ 41	\$ 41	\$ 41	\$ 79	\$ -	\$ -	\$ -	\$ 398
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 4
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 19,822	\$ 9,050	\$ 4,665	\$ 11,806	\$ 12,221	\$ 4,840	\$ 7,747	\$ 6,122	\$ 5,846	\$ -	\$ -	\$ -	\$ 82,119

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	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	\$ -	\$ -	\$ -	6,261
Electric	\$ 626	\$ 660	\$ 799	\$ 581	\$ 706	\$ 415	\$ 396	\$ 394	\$ 415	\$ -	\$ -	\$ -	4,992
Streetlights	\$ 1,975	\$ 1,971	\$ 1,972	\$ 1,966	\$ 1,906	\$ 1,880	\$ 1,880	\$ 1,875	\$ 1,878	\$ -	\$ -	\$ -	17,302
Property Insurance	\$ 4,918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,918
Landscape Maintenance	\$ 4,905	\$ 4,905	\$ 4,905	\$ 4,905	\$ 4,905	\$ 4,905	\$ 4,905	\$ 4,905	\$ 4,905	\$ -	\$ -	\$ -	44,145
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 292	\$ 191	\$ -	\$ 63	\$ -	\$ -	\$ -	\$ 1,913	\$ -	\$ -	\$ -	\$ -	2,459
General Repairs & Maintenance	\$ 3,004	\$ -	\$ 318	\$ 710	\$ 1,725	\$ 1,169	\$ 935	\$ -	\$ -	\$ -	\$ -	\$ -	7,860
Contingency	\$ -	\$ -	\$ 480	\$ -	\$ 480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	960
Subtotal	\$ 16,416	\$ 8,422	\$ 9,170	\$ 8,921	\$ 10,418	\$ 9,064	\$ 8,811	\$ 9,783	\$ 7,894	\$ -	\$ -	\$ -	88,898
Amenity Expenses													
Inter-Governmental Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,366	\$ -	\$ -	\$ -	\$ -	87,366
Playground Lease	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,623
Trash Collection	\$ 166	\$ 166	\$ 175	\$ 184	\$ 175	\$ 175	\$ 175	\$ 184	\$ 166	\$ -	\$ -	\$ -	1,566
Subtotal	\$ 691	\$ 691	\$ 700	\$ 708	\$ 700	\$ 175	\$ 175	\$ 87,550	\$ 166	\$ -	\$ -	\$ -	91,555
Total O&M Expenses:	\$ 17,107	\$ 9,113	\$ 9,869	\$ 9,629	\$ 11,117	\$ 9,239	\$ 8,986	\$ 97,332	\$ 8,060	\$ -	\$ -	\$ -	180,453
Total Expenditures	\$ 36,929	\$ 18,163	\$ 14,534	\$ 21,435	\$ 23,339	\$ 14,079	\$ 16,733	\$ 103,454	\$ 13,906	\$ -	\$ -	\$ -	262,572
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (105)	\$ -	\$ -	\$ -	\$ -	\$ -	(105)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (105)	\$ -	\$ -	\$ -	\$ -	\$ -	(105)
Excess Revenues (Expenditures)	\$ (36,929)	\$ (12,914)	\$ 299,310	\$ (16,684)	\$ (20,748)	\$ (10,976)	\$ (12,215)	\$ (103,431)	\$ (13,876)	\$ -	\$ -	\$ -	71,538

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
1/10/24	12/16/23-12/31/23	\$ 9,881.25	\$ (323.82)	\$ (191.15)	\$ -	\$ -	\$ 9,366.28	\$ 3,891.54	\$ 3,020.77	\$ 2,453.97	\$ 9,366.28
1/16/24	10/01/23-12/31/23	\$ -	\$ -	\$ -	\$ 2,069.48	\$ -	\$ 2,069.48	\$ 859.84	\$ 667.44	\$ 542.20	\$ 2,069.48
2/9/24	01/01/24-01/31/24	\$ 6,512.23	\$ (150.89)	\$ (127.23)	\$ -	\$ -	\$ 6,234.11	\$ 2,590.18	\$ 2,010.59	\$ 1,633.34	\$ 6,234.11
3/13/24	02/01/24-02/29/24	\$ 7,688.79	\$ (67.61)	\$ (152.42)	\$ -	\$ -	\$ 7,468.76	\$ 3,103.15	\$ 2,408.79	\$ 1,956.82	\$ 7,468.76
4/10/24	03/01/24-03/31/24	\$ 11,354.07	\$ -	\$ (227.08)	\$ -	\$ -	\$ 11,126.99	\$ 4,623.09	\$ 3,588.62	\$ 2,915.28	\$ 11,126.99
5/20/24	01/01/24-03/31/24	\$ -	\$ -	\$ -	\$ 56.47	\$ -	\$ 56.47	\$ 23.46	\$ 18.21	\$ 14.80	\$ 56.47
Total		\$ 860,878.22	\$ (33,523.70)	\$ (16,547.08)	\$ 2,125.95	\$ (8,608.78)	\$ 804,324.61	\$ 334,184.46	\$ 259,406.74	\$ 210,733.41	\$ 804,324.61

100%	Net Percent Collected
0	Balance Remaining to Collect

SECTION 3



Memorandum

To: Board of Supervisors

From: District Management

Date: July 16, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

North Boulevard Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

North Boulevard Community Development District

District Manager:_____

Date:_____

Print Name:_____

North Boulevard Community Development District

SECTION 4

**BOARD OF SUPERVISORS MEETING DATES
NORTH BOULEVARD COMMUNITY DEVELOPMENT
DISTRICT FISCAL YEAR 2024/2025**

The Board of Supervisors of the North Boulevard Community Development District will hold their regular meetings for Fiscal Year 2024/2025 at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880, on the third Tuesday of every month, at 11:00 a.m., unless otherwise indicated as follows:

**October 15, 2024
November 19, 2024
December 17, 2024
January 21, 2025
February 18, 2025
March 18, 2025
April 15, 2025
May 20, 2025
June 17, 2025
July 15, 2025
August 19, 2025
September 16, 2025**

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.

Monica Virgen,
District Manager