

***North Boulevard  
Community Development District***

***Agenda***

***October 15, 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

October 8, 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, October 15, 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

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 20, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2025-01 Resetting the Date, Time and Location of Revised Suspension and Termination Rules Public Hearing
5. Public Hearing
  - A. Consideration of Resolution 2025-02 Adopting Revised Suspension and Termination Rules
6. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Consideration of Dewberry Work Authorization 2025-1
  - C. Field Manager's Report
    - i. Consideration of Proposals for Pool Furniture
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Ratification of Requisition No. 92
7. Other Business

8. Supervisors Requests and Audience Comments
9. Adjournment

# 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, **August 20, 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:

Lindsey Roden  
Bobbie Henley  
Emily Cassidy  
Jessica Spencer

Vice Chairperson  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Monica Virgen  
Tricia Adams  
Savannah Hancock  
Meredith Hammock *by Zoom*  
Marshall Tindall *by Zoom*  
Chace Arrington *by Zoom*  
Rey Malave *by Zoom*

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Virgen asked for public comments.

Ron Orenstein (839 Filmore Ct) stated he received the TRIM notice and asked will the CDD assessments be revised or is that final. He asked how can they sign the PSAs.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the July 16, 2024  
Board of Supervisors Meeting**

Ms. Virgen presented the minutes from the July 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. Henley, seconded by Ms. Spencer, with all in favor, the Minutes of the July 16, 2024, Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Purchase and Sale  
Agreement with Northridge Estates HOA**

Ms. Adams presented the Purchase and Sale Agreement with the Board. The agreements were in the agenda package for Board review.

**FIFTH ORDER OF BUSINESS**

**Consideration of Purchase and Sale  
Agreement with Northridge Reserve HOA**

Ms. Virgen stated these agreements were circulating, they now include the legal descriptions that were provided by the vendor. There is no action necessary, the Board has already approved these.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-11  
Amending Fiscal Year 2025 Adopted  
Budget**

Ms. Virgen stated this is found on page 144 of the agenda package. This budget has been updated to remove line item right of way tree replacements and inspections. She noted that approval of the amended budget will allow them to certify the budget and send the information to the county.

On MOTION by Ms. Spencer, seconded by Ms. Cassidy, with all in favor, Resolution 2024-11 Amending Fiscal Year 2025 Adopted Budget, was approved subject to PSAs being signed.
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**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hammock had no comments.

**B. Engineer**

Mr. Arrington had nothing further to discuss.

**C. Field Manager's Report****i. Consideration of Waste Removal Increase**

Mr. Tindall stated the report is on page 161. The landscaping is looking good overall. There was a complaint that a pond was not mowed, however, we were experiencing storms at the time meaning the ground was too wet to be mowed. This issue has been fixed. There have been fences that have been replaced, and they are working on finishing the rest. The playgrounds have been pressure washed and cleaned.

The waste removal will bring in a more static number with dog bags. They are proposing a monthly total of \$180,760. This includes 4 dog waste bags. The annual budget will be \$2,100.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Waste Removal Increase, was approved.

**ii. Consideration of Proposal for Mailbox Solar Lights**

Mr. Tindall presented the Proposal for Mailbox Solar Lights found on page 172. He stated this has been done at other communities and the proposal will be for two lights by the mailboxes. The total will be \$1,659.90.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Proposal for Mailbox Solar Lights, was approved.

**iii. Consideration of Proposals for Damaged Stormwater Structure Repair**

Mr. Tindall presented the proposal on page 164. He stated there is a damaged box that helps when the pond fills up completely.

On MOTION by Ms. Spencer, seconded by Ms. Cassidy, with all in favor, the Proposal for Damaged Stormwater Structure Repair, was approved.



**D. District Manager's Report****i. Approval of Check Register**

Ms. Virgen presented the check register. This is from July 1<sup>st</sup> through 31<sup>st</sup>, totaling \$21,680.54. She noted immediately following the check register was the detailed summary. Ms. Virgen asked for approval.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Check Register totaling \$21,680.54, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Virgen reviewed the unaudited financials. No action is required.

**EIGHTH ORDER OF BUSINESS****Other Business**

Ms. Virgen stated there have been issues with school pick up times. She has been in contact with the police department, and they stated they will be on site this week.

**NINTH ORDER OF BUSINESS****Supervisors Requests and Audience Comments**

Resident (149 Touts Road) further expressed her concern with the congestion during school pick up times.

Resident asked what the lead time is to order the solar lights.

Resident Debroah (304 Buchanan Drive) asked if the tress are being replaced by the CDD or if homeowners are expected to replace them.

**TENTH ORDER OF BUSINESS****Adjournment**

Ms. Virgen adjourned the meeting.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

## **RESOLUTION NO. 2025-01**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2024-07 RE-SCHEDULING THE DATE AND TIME OF THE PUBLIC HEARING ON THE PROPOSED AMENDED AMENITY RULES, POLICIES AND RATES; RATIFYING THE ACTION OF THE DISTRICT MANAGER TO PROVIDE NOTICE THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the North Boulevard Community Development District (“District”) was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

**WHEREAS**, on June 18, 2024, at a duly noticed public meeting, the District’s Board of Supervisors (the “Board”) adopted Resolution No. 2024-07, designating a time and place of a public hearing regarding amended amenity rules, policies and rates for September 27, 2024, at the Holiday Inn-Winter Haven, 200 Cypress Gardens Boulevard, Winter Haven, Florida 33880; and

**WHEREAS**, on the date and time of the scheduled public hearing the Board was unable to achieve a quorum of supervisors; and

**WHEREAS**, the District Manager has caused the notice of the public hearing with the new date and time to be published in a newspaper of general circulation in Polk County consistent with the requirements of Chapters 197 and 190 of the Florida Statutes; and

**WHEREAS**, the Board now desires to ratify the District Manager’s action in re-scheduling the public hearing date, time and location.

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

**SECTION 1. PUBLIC HEARING DATE RESET.** The District Manager’s action in resetting the time and date of the budget and assessment public hearings is ratified. Resolution No. 2024-07 is hereby amended to reflect that the public hearing as declared in Resolution No. 2024-07 is reset to:

October 15, 2024, at 11:00 a.m. at the Holiday Inn-Winter Haven, 200 Cypress Gardens Boulevard, Winter Haven, Florida 33880

**SECTION 2. RESOLUTION NO. 2024-07 OTHERWISE REMAINS IN FULL FORCE AND EFFECT.** Except as otherwise provided herein, all of the provisions of Resolution No. 2024-07 continue in full force and effect.

**SECTION 3. 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 4. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and adoption by the Board of Supervisors of the North Boulevard Community Development District.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of October 2024.

ATTEST:

**NORTH BOULEVARD COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

## SECTION V

# SECTION A

**RESOLUTION 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
NORTH BOULEVARD COMMUNITY DEVELOPMENT  
DISTRICT ADOPTING AMENDED AMENITY POLICIES,  
RULES, AND RATES; PROVIDING A SEVERABILITY CLAUSE;  
AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, 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 entirely within the City of Haines City, Florida; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the District has previously adopted Rules of Procedure to govern the administration of the District; and

**WHEREAS**, The District desires to amend the Rules of Procedure to provide for Amenity Policies, Rules and Rates, including the suspension and termination of a Patron’s rights; and

**WHEREAS**, to provide for efficient and effective District operations of the District’s Amenity Facility, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Suspension and Termination of Access Rule and Rates as attached hereto as **Exhibit A** for immediate use and application; and

**WHEREAS**, the Board of Supervisors has complied with applicable Florida law concerning rule making and rule development and adoption.

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

**SECTION 1.** The attached Suspension and Termination of Access Rule and Rates are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Suspension and Termination of Access Rule and Rates replace all prior versions that may be contained in the District’s adopted the Rules of Procedure, and shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*.

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

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

**PASSED AND ADOPTED** this 15<sup>th</sup> day of October, 2024.

**ATTEST:**

**NORTH BOULEVARD COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Chairperson, Board of Supervisors

**Exhibit A:**

Suspension and Termination of Access Rule and Rates

**Exhibit A**  
**North Boulevard Community Development District**  
***Proposed Suspension and Termination of Access Rule***

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat.  
(2023) Effective Date: October 15, 2024

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**In accordance with Chapters 190 and 120 of the Florida Statutes, and on October 15, 2024, at a duly noticed public meeting, the Board of Supervisors (“Board”) of the North Boulevard Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.**

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**1. Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and/or managed by the District (“**Amenity Centers**” or “**Amenity Facilities**”).

**2. General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with the rules and policies established for the safe operations of the District’s Amenity Facilities.

**3. Key Card.** Key Cards are the property of the District. The District may request surrender of, or may deactivate, a person’s Key Card for violation of the District’s rules and policies established for the safe operations of the District’s Amenity Facilities.

**4. Suspension and Termination of Rights.** The District, through its Board of Supervisors (“**Board**”), District Manager, and Amenity Manager, shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a “**Violation**”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating the District’s staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a Guest;



- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, amenities management, contractors, representatives, residents, Patrons or Guests;
- k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

**5. Authority of District Manager and Amenity Manager.** The District Manager, Amenity Manager, or their designee has the ability to remove any person from one or all Amenities if a Violation occurs or if in his or her reasonable discretion it is the District's best interests to do so. The District Manager, Amenity Manager, or their designee may each independently at any time restrict or suspend for cause or causes, including but not limited to those Violations described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or longer if such individual requests deferment of his or her right to due process. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

**6. Administrative Reimbursement.** The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("**Administrative Reimbursement**"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

**7. Property Damage Reimbursement.** If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose Guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("**Property Damage Reimbursement**"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

**8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.**

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, a hearing shall be held at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the suspensee.
- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

**9. Suspension by the Board.** The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

**10. Automatic Extension of Suspension for Non-Payment.** Unless there is an

affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

**11. Appeal of Board Suspension.** After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("**Appeal Request**"), as referenced in Section 8(e). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

**12. Legal Action; Criminal Prosecution; Trespass.** If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenity Facilities after expiration of a suspension imposed by the District.

**13. Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

## SECTION VI

## SECTION B

# SECTION 1



Dewberry Engineers Inc. | 407.843.5120  
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax  
Orlando, FL 32803 | www.dewberry.com

**Sent Via Email: tadams@gmscfl.com**

September 13, 2024

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

Subject: **Work Authorization Number 2025-1  
North Boulevard Community Development District  
District Engineering Services**

Dear Ms. Adams:

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

## **I. General Engineering Services**

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2025 only. We estimate a budget of \$10,000, plus other direct costs.

## **II. Other Direct Costs**

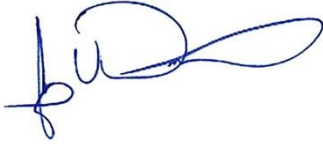
Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return one complete copy to Aimee Powell, Administrative Assistant in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Ms. Tricia Adams  
North Boulevard CDD  
Work Authorization 2025-1  
September 13, 2024

Thank you for choosing Dewberry Engineers Inc. We look forward to working with you and your staff.

Sincerely,



Joey V. Duncan, PE  
Principal Engineer



Reinardo Malavé, P.E.  
Associate Vice President

*JD:RM:ap*

*Q:\North Boulevard CDD\_50137357\Adm\Correspondence\AAS\North Boulevard CDD District Engineering Services – 09-13-2024  
Enclosures*

APPROVED AND ACCEPTED

By: \_\_\_\_\_  
Authorized Representative of  
North Boulevard Community Development District

Date: \_\_\_\_\_



# SECTION C

# SECTION 1

*to be provided under  
separate cover*

# SECTION D

# SECTION 1

# North Boulevard Community Development District

## Summary of Check Register

August 1, 2024 through August 30, 2024

Bank	Date	Check No.'s		Amount
General Fund	8/2/24	423	\$	760.00
	8/16/24	424-427	\$	18,041.53
	8/26/24	428-433	\$	9,053.22
	8/30/24	434	\$	7,128.91
			\$	<b>34,983.66</b>



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/26/24	00036	8/20/24 10136	202407 310-51300-31500		*	3,348.22	
		ATTORNEY SVCS-JUL24		KILINSKI VAN WYK, PLLC			3,348.22 000431
8/26/24	00040	8/20/24 LR082020	202408 310-51300-11000		*	200.00	
		SUPERVISOR FEES-08/20/24		LINDSEY RODEN			200.00 000432
8/26/24	00035	8/01/24 13670	202408 320-53800-46200		*	4,905.00	
		LANDSCAPE MAINT-AUG24		PRINCE & SONS INC.			4,905.00 000433
8/30/24	00051	8/21/24 24-1158	202407 320-53800-49000		*	7,128.91	
		BOUNDARY SURVEYS		AJN SURVEYING, LLC			7,128.91 000434
TOTAL FOR BANK A						34,983.66	
TOTAL FOR REGISTER						34,983.66	

NOBU NORTH BOULEVAR IARAUJO



## SECTION 2

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

***Unaudited Financial Reporting***  
***August 31, 2024***



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**North Boulevard**  
**Community Development District**  
**Combined Balance Sheet**  
**August 31, 2024**

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>					
Operating Account	\$ 157,938	\$ 19,382	\$ -	\$ -	\$ 177,319
Prepaid Expenses	\$ 12,665	\$ -	\$ -	\$ -	\$ 12,665
Deposits	\$ 960	\$ -	\$ -	\$ -	\$ 960
Investments:					
<u>Series 2017</u>					
Reserve	\$ -	\$ -	\$ 123,875	\$ -	\$ 123,875
Revenue	\$ -	\$ -	\$ 159,312	\$ -	\$ 159,312
Redemption	\$ -	\$ -	\$ 789	\$ -	\$ 789
Construction	\$ -	\$ -	\$ -	\$ 6,460	\$ 6,460
<u>Series 2019</u>					
Reserve	\$ -	\$ -	\$ 105,956	\$ -	\$ 105,956
Revenue	\$ -	\$ -	\$ 158,453	\$ -	\$ 158,453
Prepayment	\$ -	\$ -	\$ 158	\$ -	\$ 158
Construction	\$ -	\$ -	\$ -	\$ 669	\$ 669
<b>Total Assets</b>	<b>\$ 171,563</b>	<b>\$ 19,382</b>	<b>\$ 548,544</b>	<b>\$ 7,129</b>	<b>\$ 746,618</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 14,353	\$ -	\$ -	\$ -	\$ 14,353
<b>Total Liabilities</b>	<b>\$ 14,353</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,353</b>
<b>Fund Balance:</b>					
Assigned For:					
Debt Service - Series 2017	\$ -	\$ -	\$ 283,976	\$ -	\$ 283,976
Debt Service - Series 2019	\$ -	\$ -	\$ 264,568	\$ -	\$ 264,568
Restricted For:					
Capital Reserve	\$ -	\$ 19,382	\$ -	\$ -	\$ 19,382
Capital Projects - Series 2017	\$ -	\$ -	\$ -	\$ 6,460	\$ 6,460
Capital Projects - Series 2019	\$ -	\$ -	\$ -	\$ 669	\$ 669
Unassigned	\$ 144,545	\$ -	\$ -	\$ -	\$ 144,545
<b>Total Fund Balances</b>	<b>\$ 157,210</b>	<b>\$ 19,382</b>	<b>\$ 548,544</b>	<b>\$ 7,129</b>	<b>\$ 732,265</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 171,563</b>	<b>\$ 19,382</b>	<b>\$ 548,544</b>	<b>\$ 7,129</b>	<b>\$ 746,618</b>

**North Boulevard**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance

**Revenues:**

Assessments - Tax Roll	\$ 332,645	\$ 332,645	\$ 334,184	\$ 1,539
Other Income	\$ -	\$ -	\$ 90	\$ 90

<b>Total Revenues</b>	<b>\$ 332,645</b>	<b>\$ 332,645</b>	<b>\$ 334,274</b>	<b>\$ 1,629</b>
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**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 11,000	\$ 7,400	\$ 3,600
Engineering Fees	\$ 10,000	\$ 9,167	\$ 3,753	\$ 5,414
Dissemination Agent	\$ 6,500	\$ 5,958	\$ 5,958	\$ -
Attorney Fees	\$ 15,000	\$ 15,000	\$ 21,871	\$ (6,871)
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	\$ 36,780	\$ 36,780	\$ -
Information Technology	\$ 1,800	\$ 1,650	\$ 1,650	\$ -
Website Maintenance	\$ 1,200	\$ 1,100	\$ 1,100	\$ -
Postage & Delivery	\$ 1,100	\$ 1,100	\$ 2,455	\$ (1,355)
Telephone	\$ 50	\$ 46	\$ -	\$ 46
Printing & Binding	\$ 400	\$ 367	\$ 6	\$ 361
Insurance	\$ 8,455	\$ 8,455	\$ 6,818	\$ 1,637
Legal Advertising	\$ 4,000	\$ 4,000	\$ 4,565	\$ (565)
Contingency	\$ 3,000	\$ 2,750	\$ 480	\$ 2,270
Office Supplies	\$ 100	\$ 92	\$ 4	\$ 87
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -

<b>Total General &amp; Administrative:</b>	<b>\$ 121,484</b>	<b>\$ 115,220</b>	<b>\$ 110,574</b>	<b>\$ 4,646</b>
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# North Boulevard

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<b><u>Operation and Maintenance</u></b>				
<b>Field Expenses</b>				
Field Management	\$ 8,348	\$ 7,652	\$ 7,652	\$ -
Electric	\$ 8,395	\$ 7,695	\$ 5,888	\$ 1,807
Streetlights	\$ 26,450	\$ 24,246	\$ 21,047	\$ 3,198
Property Insurance	\$ 6,333	\$ 6,333	\$ 4,918	\$ 1,415
Landscape Maintenance	\$ 58,860	\$ 53,955	\$ 53,955	\$ -
Landscape Replacement & Enhancement	\$ 20,000	\$ 18,333	\$ -	\$ 18,333
Irrigation Repairs	\$ 5,500	\$ 5,042	\$ 3,255	\$ 1,786
General Field Repairs & Maintenance	\$ 15,000	\$ 13,750	\$ 12,580	\$ 1,170
Contingency	\$ 10,000	\$ 10,000	\$ 13,800	\$ (3,800)
<b>Subtotal</b>	<b>\$ 158,886</b>	<b>\$ 147,007</b>	<b>\$ 123,096</b>	<b>\$ 23,910</b>
<b>Amenity Expenses</b>				
Inter-Governmental Expense	\$ 87,366	\$ 87,366	\$ 87,366	\$ -
Playground Lease	\$ 6,295	\$ 5,770	\$ 2,623	\$ 3,147
Trash Collections	\$ 2,000	\$ 1,833	\$ 1,916	\$ (83)
<b>Subtotal</b>	<b>\$ 95,661</b>	<b>\$ 94,970</b>	<b>\$ 91,905</b>	<b>\$ 3,064</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 254,546</b>	<b>\$ 241,976</b>	<b>\$ 215,001</b>	<b>\$ 26,974</b>
<b>Total Expenditures</b>	<b>\$ 376,030</b>	<b>\$ 357,196</b>	<b>\$ 325,575</b>	<b>\$ 31,620</b>
<b><u>Other Financing Sources/Uses:</u></b>				
Capital Reserve	\$ (10,000)	\$ -	\$ -	\$ -
Transfer In/(Out)	\$ -	\$ -	\$ (105)	\$ (105)
<b>Total Other Financing Sources/Uses</b>	<b>\$ (10,000)</b>	<b>\$ -</b>	<b>\$ (105)</b>	<b>\$ (105)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (53,385)</b>		<b>\$ 8,594</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 53,385</b>		<b>\$ 148,616</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 157,210</b>	

# North Boulevard

## Community Development District

### Debt Service Fund - Series 2017

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 258,211	\$ 258,211	\$ 259,407	\$ 1,196
Interest	\$ -	\$ -	\$ 12,257	\$ 12,257
<b>Total Revenues</b>	<b>\$ 258,211</b>	<b>\$ 258,211</b>	<b>\$ 271,664</b>	<b>\$ 13,453</b>
<b>Expenditures:</b>				
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	\$ -
<b>Total Expenditures</b>	<b>\$ 243,526</b>	<b>\$ 243,526</b>	<b>\$ 243,526</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 14,685</b>		<b>\$ 28,137</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 130,653</b>		<b>\$ 255,839</b>	
<b>Fund Balance - Ending</b>	<b>\$ 145,338</b>		<b>\$ 283,976</b>	

# North Boulevard

## Community Development District

### Debt Service Fund - Series 2019

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 209,762	\$ 209,762	\$ 210,733	\$ 971
Interest	\$ -	\$ -	\$ 10,323	\$ 10,323
<b>Total Revenues</b>	<b>\$ 209,762</b>	<b>\$ 209,762</b>	<b>\$ 221,057</b>	<b>\$ 11,295</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	\$ 77,869	\$ 77,869	\$ -
<b>Total Expenditures</b>	<b>\$ 206,800</b>	<b>\$ 206,800</b>	<b>\$ 206,800</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 2,962</b>		<b>\$ 14,257</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 142,841</b>		<b>\$ 250,311</b>	
<b>Fund Balance - Ending</b>	<b>\$ 145,803</b>		<b>\$ 264,568</b>	



# North Boulevard

## Community Development District

### Capital Projects Fund - Series 2017

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 306	\$ 306
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 306</b>	<b>\$ 306</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>\$ 306</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 6,153</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 6,460</b>	

# North Boulevard

## Community Development District

### Capital Projects Fund - Series 2019

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 32	\$ 32
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32</b>	<b>\$ 32</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>\$ 32</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 638</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 669</b>	

**North Boulevard**  
**Community Development District**  
**Capital Reserve Projects**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
<b><u>Revenues:</u></b>				
Interest	\$ -	\$ -	\$ 7	\$ 7
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7</b>	<b>\$ 7</b>
<b><u>Expenditures:</u></b>				
Contingency	\$ -	\$ -	\$ 730	\$ (730)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 730</b>	<b>\$ -</b>
<b><u>Other Financing Sources:</u></b>				
Transfer In/(Out)	\$ 10,000	\$ 105	\$ 105	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 10,000</b>	<b>\$ 105</b>	<b>\$ 105</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 10,000</b>		<b>\$ (618)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 20,000</b>	
<b>Fund Balance - Ending</b>	<b>\$ 10,000</b>		<b>\$ 19,382</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	\$ 4,751	\$ 2,590	\$ 3,103	\$ 4,623	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ 334,184
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ 30	\$ 30	\$ -	\$ 90
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 5,249</b>	<b>\$ 313,844</b>	<b>\$ 4,751</b>	<b>\$ 2,590</b>	<b>\$ 3,103</b>	<b>\$ 4,623</b>	<b>\$ 23</b>	<b>\$ 30</b>	<b>\$ 30</b>	<b>\$ 30</b>	<b>\$ -</b>	<b>\$ 334,274</b>
<b><u>Expenditures:</u></b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ 800	\$ 800	\$ -	\$ 1,400	\$ -	\$ 1,600	\$ 1,000	\$ 800	\$ -	\$ 7,400
Engineering Fees	\$ -	\$ -	\$ -	\$ 325	\$ 920	\$ -	\$ 383	\$ 1,365	\$ 760	\$ -	\$ -	\$ -	\$ 3,753
Dissemination Agent	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ -	\$ 5,958
Attorney Fees	\$ 2,007	\$ 452	\$ 457	\$ 1,562	\$ 2,266	\$ 613	\$ 1,430	\$ 600	\$ 3,766	\$ 3,348	\$ 5,371	\$ -	\$ 21,871
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	\$ 3,344	\$ 3,344	\$ -	\$ 36,780
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ 1,650
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 1,100
Postage & Delivery	\$ 647	\$ 708	\$ 34	\$ 145	\$ 12	\$ 49	\$ 15	\$ 777	\$ 31	\$ 34	\$ 4	\$ -	\$ 2,455
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Insurance	\$ 6,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,818
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 342	\$ 569	\$ 2,556	\$ -	\$ 1,098	\$ -	\$ 4,565
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 39	\$ 38	\$ 39	\$ 39	\$ 41	\$ 41	\$ 41	\$ 41	\$ 79	\$ 41	\$ 42	\$ -	\$ 480
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 4
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 19,822</b>	<b>\$ 9,050</b>	<b>\$ 4,665</b>	<b>\$ 11,806</b>	<b>\$ 12,221</b>	<b>\$ 4,840</b>	<b>\$ 7,747</b>	<b>\$ 7,487</b>	<b>\$ 12,928</b>	<b>\$ 8,559</b>	<b>\$ 11,449</b>	<b>\$ -</b>	<b>\$ 110,574</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operation and Maintenance</i></b>													
<b>Field Expenses</b>													
Field Management	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	-	\$ 7,652
Electric	\$ 626	\$ 660	\$ 799	\$ 581	\$ 706	\$ 415	\$ 396	\$ 394	\$ 415	\$ 436	\$ 460	-	\$ 5,888
Streetlights	\$ 1,975	\$ 1,971	\$ 1,972	\$ 1,966	\$ 1,906	\$ 1,880	\$ 1,880	\$ 1,875	\$ 1,878	\$ 1,872	\$ 1,873	-	\$ 21,047
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	\$ 4,905	\$ 4,905	-	\$ 53,955
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Irrigation Repairs	\$ 292	\$ 191	\$ -	\$ 63	\$ -	\$ -	\$ -	\$ 1,913	\$ -	\$ 460	\$ 336	-	\$ 3,255
General Repairs & Maintenance	\$ 3,004	\$ -	\$ 318	\$ 710	\$ 1,725	\$ 1,169	\$ 935	\$ -	\$ 928	\$ 2,945	\$ 846	-	\$ 12,580
Contingency	\$ -	\$ -	\$ 480	\$ -	\$ 480	\$ -	\$ -	\$ 1,955	\$ -	\$ 7,129	\$ 3,757	-	\$ 13,800
<b>Subtotal</b>	<b>\$ 16,416</b>	<b>\$ 8,422</b>	<b>\$ 9,170</b>	<b>\$ 8,921</b>	<b>\$ 10,418</b>	<b>\$ 9,064</b>	<b>\$ 8,811</b>	<b>\$ 11,737</b>	<b>\$ 8,822</b>	<b>\$ 18,443</b>	<b>\$ 12,873</b>	<b>\$ -</b>	<b>\$ 123,096</b>
<b>Amenity Expenses</b>													
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	\$ 175	\$ 175	-	\$ 1,916
<b>Subtotal</b>	<b>\$ 691</b>	<b>\$ 691</b>	<b>\$ 700</b>	<b>\$ 708</b>	<b>\$ 700</b>	<b>\$ 175</b>	<b>\$ 175</b>	<b>\$ 87,550</b>	<b>\$ 166</b>	<b>\$ 175</b>	<b>\$ 175</b>	<b>\$ -</b>	<b>\$ 91,905</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 17,107</b>	<b>\$ 9,113</b>	<b>\$ 9,869</b>	<b>\$ 9,629</b>	<b>\$ 11,117</b>	<b>\$ 9,239</b>	<b>\$ 8,986</b>	<b>\$ 99,287</b>	<b>\$ 8,988</b>	<b>\$ 18,618</b>	<b>\$ 13,048</b>	<b>\$ -</b>	<b>\$ 215,001</b>
<b>Total Expenditures</b>	<b>\$ 36,929</b>	<b>\$ 18,163</b>	<b>\$ 14,534</b>	<b>\$ 21,435</b>	<b>\$ 23,339</b>	<b>\$ 14,079</b>	<b>\$ 16,733</b>	<b>\$ 106,774</b>	<b>\$ 21,916</b>	<b>\$ 27,176</b>	<b>\$ 24,497</b>	<b>\$ -</b>	<b>\$ 325,575</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (105)	\$ -	\$ -	\$ -	\$ -	-	\$ (105)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (105)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (105)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (36,929)</b>	<b>\$ (12,914)</b>	<b>\$ 299,310</b>	<b>\$ (16,684)</b>	<b>\$ (20,748)</b>	<b>\$ (10,976)</b>	<b>\$ (12,215)</b>	<b>\$ (106,750)</b>	<b>\$ (21,886)</b>	<b>\$ (27,146)</b>	<b>\$ (24,467)</b>	<b>\$ -</b>	<b>\$ 8,594</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
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

## EXHIBIT C

### FORMS OF REQUISITIONS

#### **NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2017 (Acquisition and Construction)**

The undersigned, a Responsible Officer of the North Boulevard Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as successor trustee (the "Trustee"), dated as of October, 2017 as supplemented by that certain First Supplemental Trust Indenture dated as of October 1, 2017 (collectively, the "Series 2017 Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2017 Indenture):

- (A) Requisition Number: 92
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: North Blvd CDD
- (D) Amount Payable: \$3,857.82
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Reimburse O&M fund for payment to AJN Surveying # 24-1158
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
  
*Series 2017 Acquisition and Construction Account of the Acquisition and Construction Fund.*

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2017 Acquisition and Construction Account; and
3. each disbursement set forth above was incurred in connection with the Cost of the Series 2017 Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.



The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

NORTH BOULEVARD COMMUNITY  
DEVELOPMENT DISTRICT

By: [Signature]  
Responsible Officer

Date: 9/27/24

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Series 2017 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Rey Malave  
Consulting Engineer Reinardo Malave, PE  
Dewberry Engineers Inc.

Date: 9-24-24

#92

North Blvd CDD

\$3,857.82

Reimburs Ocm for  
Payment to AJSurvey

INVOICE

AJN Surveying, LLC  
530 Hillside Drive  
Auburndale, FL 33823

christy@ajnsurveying.com  
+1 (813) 352-9483  
http://www.ajnsurveying.com/



Bill to  
North Boulevard CDD

Invoice details  
Invoice no.: 24-1158  
Terms: Due on receipt  
Invoice date: 08/21/2024  
Due date: 08/21/2024

Contact: North Boulevard CDD

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/16/2024	Additional Services	LEGALS - North Boulevard - Haines City	1	\$10,400.00	\$10,400.00

Total \$10,400.00

Note to customer  
Payment due on receipt.

Paid \$7,128.91 from construction funds  
Remaining should be paid from O&M

Above comment did not happen .

O&M Paid \$7,128.91  
Construction paying \$3,271.09  
Construction reimbursing O&M  
\$3,857.82