North Boulevard
Community Development District

Agenda

January 21, 2025

AGENDA

North Boulevard
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

January 14, 2025

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, January 21, 2025** at **11:30 AM** at the **Holiday Inn Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Those members of the public wishing to attend the meeting can do so using the information below:

Zoom Video Link: https://us06web.zoom.us/j/85434991526
Zoom Call-In Information: 1-646-931-3860 **Meeting ID:** 854 3499 1526

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
   A. Consideration of Resolution 2025-04 Electing Officers
4. Approval of Minutes of the November 19, 2024, Landowners' and Board of Supervisors Meetings
5. Consideration of Data Sharing & Usage Agreement with Polk County Property Appraiser
6. Consideration of Non-Ad Valorem Contact Agreement with Polk County Property Appraiser
7. Staff Reports
   A. Attorney
   B. Engineer
   C. Field Manager's Report
      i. Consideration of Proposal for Garbage Can at Playground
   D. District Manager's Report
      i. Approval of Check Register
      ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests
10. Adjournment

SECTION III

SECTION A

RESOLUTION 2025-04

A RESOLUTION ELECTING THE OFFICERS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT, POLK COUNTY, FLORIDA.

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

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson _____

Vice Chairperson _____

Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Treasurer _____

Assistant Treasurer _____

Assistant Treasurer _____

PASSED AND ADOPTED this 21st day of January 2025.

ATTEST:

NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

MINUTES

MINUTES OF MEETING
NORTH BOULEVARD
COMMUNITY DEVELOPMENT DISTRICT

The Landowners' meeting of the Board of Supervisors of the North Boulevard Community Development District was held Tuesday, **November 19, 2024** at 11:49 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom.

Present were:

Adam Rhinehart
Rheah Bridges
Andres Romero *by Zoom*
Ron Orenstein

Also present were:

Monica Virgen
Tricia Adams

Ms. Virgen noted the agenda distributed seven days prior to this meeting had an incorrect Zoom link so the Zoom recording will be provided on the District's website for anyone that would like to review the recording.

FIRST ORDER OF BUSINESS **Determination of Number of Voting Units Represented**

Ms. Virgen stated there are three landowners present. One of the landowners has 11 proxies. In total, there are 14 voting units represented.

SECOND ORDER OF BUSINESS **Call to Order**

Ms. Virgen called the meeting to order at 11:49 a.m.

THIRD ORDER OF BUSINESS **Election of Chairman for the Purpose of Conducting the Landowners' Meeting**

Ms. Virgen asked for any objections to electing herself as Chairman for purposes of conducting the landowners' meeting.

FOURTH ORDER OF BUSINESS **Nominations for the Position of Supervisor (1)**

Ms. Virgen noted seat #3 currently held by Lindsey Roden is subject to landowners' election. She asked for any nominations for position of supervisor for seat #3. Jose Martinez and Rheah Bridges were nominated.

FIFTH ORDER OF BUSINESS **Casting of Ballots**

Ms. Virgen collected the ballots. She received a ballot from Ron Orenstein with 1 vote for Jose Martinez and a ballot from Rheah Bridges with 12 votes. Rheah Bridges did have 11 landowner proxies assigned to her so she has a total of 12 votes. An additional ballot was received with one vote for Rheah Bridges. All landowner's information has been verified on the Polk County Property Appraisers website and all of the landowners' proxies have been verified as landowners within the District.

SIXTH ORDER OF BUSINESS **Tabulation of Ballots and Announcement of Results**

Ms. Virgen noted in total there are 13 votes for Ms. Rheah Bridges and 1 vote for Jose Martinez.

SEVENTH ORDER OF BUSINESS **Adjournment**

Ms. Virgen adjourned the meeting.

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, **November 19, 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	Chairman
Rheah Bridges	Supervisor
Andres Romero *by Zoom*	Supervisor
Ron Orenstein	Supervisor

Also present were:

Monica Virgen	District Manager, GMS
Tricia Adams	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS
Joel Blanco *by Zoom*	Field Manager, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Virgen called the meeting to order and called the roll. Three Board members were in attendance constituting a quorum. Mr. Romero joined by Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Virgen opened the public comment period for agenda items only. Hearing no comments.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Administration of Oath of Office to Newly Elected Supervisors

Ms. Virgen administered the oath of office to Rheah Bridges. She reminded Mr. Romero that because the oath has not been administered to him yet, he will not be able to participate in

votes however his attendance is noted. Mr. Romero, Ms. Bridges and Mr. Orenstein will receive compensation. Ms. Hancock reviewed the Sunshine Law, Public Records Law, Ethics Law, the required ethics training, and Board procedures.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of Landowners' Election

Ms. Virgen stated this will be filled out with the results of the election. Ms. Rheah Bridges was elected to seat #3 with a total of 13 votes with a 4-year term.

> On MOTION by Mr. Rhinehart, seconded by Ms. Bridges, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

D. Consideration of Resolution 2025-02 Electing Officers

Ms. Virgen stated because the Board has a new Supervisor, the Board can realign the position of Supervisors. Before Adam Rhinehart was Chairman, Lindsey Roden was Vice Chair and the other three Board members were Assistant Secretaries. The Board has the ability to do whatever they would like. Ms. Hancock noted Mr. Romero can't be elected to a position since he hasn't taken his oath. This item was tabled to a future meeting agenda.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the October 15, 2024 Board of Supervisors Meeting**

Ms. Virgen presented the minutes from the October 15, 2024, Board of Supervisor's meeting. These minutes have been reviewed by District staff. The Board had no changes to the minutes.

> On MOTION by Mr. Rhinehart, seconded by Mr. Orenstein, with all in favor, the Minutes of the October 15, 2024 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-03 Authorizing Publication of Legal Notices on Public Website**

Ms. Hancock stated historically Florida Statutes required notices to be advertised in the newspaper. They recently authorized local counties to adopt ordinances to publish some of these notices on a public website. Polk County has adopted this rule and created a website just for legal notices. If this resolution is adopted, the District will be able to publish some of their notices online. One notice will be published that states the District will be utilizing this website.

> On MOTION by Mr. Rhinehart, seconded by Ms. Bridges, with all in favor, Resolution 2025-03 Authorizing Publication of Legal Notices on Public Website, was approved.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hancock will send the new Board members a package of documents to review.

B. Engineer

Ms. Virgen noted the engineer is not in attendance today.

C. Field Manager's Report

Mr. Tindall presented the Field Manager's Report on page 41 of the agenda package.

i. Consideration of Landscape Renewal - ADDED

Mr. Tindall stated the landscape contract should be on a 5-year auto renewal with no change in rate this year.

> On MOTION by Mr. Rhinehart, seconded by Ms. Bridges, with all in favor, the Landscape Renewal, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Virgen presented the check register from September 1, 2024 through September 30, 2024 totaling $40,937.38 on page 47 of the agenda package. Immediately following is the detailed run summary. She offered to answer any questions.

On MOTION by Mr. Rhinehart, seconded by Mr. Orenstein, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Virgen presented the unaudited financials through the end of FY2024. No action is required. This is for informational purposes only.

SEVENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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

Mr. Romero noted they are holding for future maintenance, was a calculation done like per foot of road or just a flat amount of money they are holding. Ms. Virgen stated the Capital Reserve is to allow for replacement of District infrastructure over time such as roads, stormwater, etc. There has been no reserve study. This is just an amount that has been allocated in the budget.

NINTH ORDER OF BUSINESS **Adjournment**

Ms. Virgen adjourned the meeting.

On MOTION by Mr. Rhinehart, seconded by Ms. Bridges, with all in favor, the meeting was adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

Revised 01/2025
ADA Compliant

POLK COUNTY PROPERTY APPRAISER

2025 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "**Agreement**," establishes the terms and conditions under which the North Boulevard Community Development Districts hereinafter referred to as "**agency**," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in FS 119.071.

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with FS 282.3185 and FS 501.171 and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "**confidential data**," **will be protected as follows**:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in FS 501.171.
7. The **agency**, when defined as "local government" by FS 282.3185, is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025,** and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: North Boulevard CDD

Signature: _____

Print: _____

Title: _____

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VI

CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the North Boulevard Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section 197.3632 Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.

2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the North Boulevard Community Development District.

3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.

4. The Special District shall meet all relevant requirements of Section 197.3632 & 190.021 Florida Statutes.

5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025.** The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.

6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.

7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).

8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.

9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of $5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

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

EXECUTED By:

_____
Special District Representative

_____
Print name

_____
Title Date

Neil Combee
Polk County Property Appraiser
By:

Neil Combee, Property Appraiser

SECTION VII

SECTION C

to be provided under separate cover

SECTION D

SECTION 1

North Boulevard
Community Development District

Summary of Check Register

October 01, 2024 through November 30, 2024

Bank	Date	Check No.'s		Amount
General Fund				
	10/22/24	445-452	$	20,379.90
	10/25/24	453-456	$	6,291.72
	11/1/24	457	$	350.00
	11/18/24	458-460	$	35,603.02
			$	**62,624.64**

*** CHECK DATES 10/01/2024 - 11/30/2024 *** NORTH BOULEVARD GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/22/24	00051	8/21/24	24-1158	202408	320-53800-49000		*	7,128.91		
			BOUNDARY SURVEYS							
						AJN SURVEYING, LLC			7,128.91	000445
10/22/24	00046	10/15/24	BH101520	202410	310-51300-11000		*	200.00		
			SUPERVISOR FEES-10/15/24							
						BOBBIE HENLEY			200.00	000446
10/22/24	00045	10/15/24	EC101520	202410	310-51300-11000		*	200.00		
			SUPERVISOR FEES-10/15/24							
						EMILY J. CASSIDY			200.00	000447
10/22/24	00009	10/01/24	91264	202410	310-51300-54000		*	175.00		
			SPECIAL DISTRICT FEE-FY25							
						DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00	000448
10/22/24	00050	9/30/24	00066998	202409	310-51300-48000		*	366.04		
			NOT OF BOS MTG-9/6/24							
		9/30/24	00066998	202409	310-51300-48000		*	260.66		
			NOT OF CDD MTG-9/10/24							
		9/30/24	00066998	202409	310-51300-48000		*	251.08		
			NOT OF CDD MTG-9/13/24							
		9/30/24	00066998	202409	310-51300-48000		*	653.44		
			NOT OF RULEMAKING-9/15/24							
						GANNETT MEDIA CORP DBA			1,531.22	000449
10/22/24	00019	9/15/24	152	202410	310-51300-31700		*	5,250.00		
			ASSESSMENT ROLL FY25							
		10/01/24	154	202410	310-51300-34000		*	3,750.00		
			MANAGEMENT FEES-OCT24							
		10/01/24	154	202410	310-51300-35200		*	105.00		
			WEBSITE MANAGEMENT-OCT24							
		10/01/24	154	202410	310-51300-35100		*	157.50		
			INFORMATION TECH-OCT24							
		10/01/24	154	202410	310-51300-31300		*	568.75		
			DISSEMINATION SVCS-OCT24							
		10/01/24	154	202410	310-51300-51000		*	.30		
			OFFICE SUPPLIESH-OCT24							
		10/01/24	154	202410	310-51300-42000		*	58.05		
			POSTAGE							
		10/01/24	155	202410	320-53800-12000		*	695.67		
			FIELD MANAGEMENT-OCT24							
						GOVERNMENTAL MANAGEMENT SERVICES			10,585.27	000450
10/22/24	00047	10/15/24	JS101520	202410	310-51300-11000		*	200.00		
			SUPERVISOR FEES-10/15/24							
						JESSICA PETRUCCI-SPENCER			200.00	000451

*** CHECK DATES 10/01/2024 - 11/30/2024 *** NORTH BOULEVARD GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/22/24	00036	10/17/24	10624	202409	310-51300-31500		*	359.50		
			ATTORNEY SVCS-SEP24							
						KILINSKI VAN WYK, PLLC			359.50	000452
10/25/24	00042	10/02/24	20386	202409	330-57200-34500		*	285.60		
			CS25 PROXIMITY CARD							
						CURRENT DEMANDS ELECTRICAL & SEC SV			285.60	000453
10/25/24	00019	8/31/24	153	202408	320-53800-48000		*	846.00		
			GENERAL MAINT-AUG24							
						GOVERNMENTAL MANAGEMENT SERVICES			846.00	000454
10/25/24	00039	10/01/24	NB2231	202410	330-57200-48201		*	166.25		
			PET WASTE STATION-OCT24							
						POOP BANDIT			166.25	000455
10/25/24	00035	9/24/24	14731	202409	320-53800-46200		*	88.87		
			RPLCD SPRAY W/NOZZLE							
		10/01/24	14668	202410	320-53800-47300		*	4,905.00		
			LANDSCAPE MAINT-OCT24							
						PRINCE & SONS INC.			4,993.87	000456
11/01/24	00029	10/22/24	22424939	202409	310-51300-31100		*	350.00		
			ENGINEERING SVCS-SEP24							
						DEWBERRY ENGINEERING			350.00	000457
11/18/24	00019	9/30/24	156	202409	320-53800-48000		*	656.24		
			GEN MAINT-REMOVE CONCRETE							
		9/30/24	157	202409	320-53800-49000		*	1,658.75		
			RPLCD SOLAR LIGHTS/ POSTS							
		11/01/24	158	202411	310-51300-34000		*	3,750.00		
			MANAGEMENT FEES-NOV24							
		11/01/24	158	202411	310-51300-35200		*	105.00		
			WEBSITE MANAGEMENT-NOV24							
		11/01/24	158	202411	310-51300-35100		*	157.50		
			INFORMATION TECH--NOV24							
		11/01/24	158	202411	310-51300-31300		*	568.75		
			DISSEMINATION SVCS-NOV24							
		11/01/24	158	202411	310-51300-51000		*	.24		
			OFFICE SUPPLIES							
		11/01/24	158	202411	310-51300-42000		*	25.87		
			POSTAGE							
		11/01/24	159	202411	320-53800-12000		*	695.67		
			FIELD MANAGEMENT--NOV24							
						GOVERNMENTAL MANAGEMENT SERVICES			7,618.02	000458

*** CHECK DATES 10/01/2024 - 11/30/2024 ***
NORTH BOULEVARD GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/18/24	00039	11/01/24	NB2232	202411	330-57200-48201		*	175.00		
			PET WASTE STATION-NOV24							
						POOP BANDIT			175.00	000459
11/18/24	00035	9/01/24	14155	202409	320-53800-46200		*	4,905.00		
			LANDSCAPE MAINT-SEP24							
		10/28/24	15007	202410	320-53800-46201		*	18,000.00		
			ADD 810 WALTERS VIBURNUMS							
		11/01/24	15083	202411	320-53800-46200		*	4,905.00		
			LANDSCAPE MAINT-NOV24							
						PRINCE & SONS INC.			27,810.00	000460

TOTAL FOR BANK A 62,624.64

TOTAL FOR REGISTER 62,624.64

SECTION 2

North Boulevard

Community Development District

Unaudited Financial Reporting

November 30, 2024

Table of Contents

North Boulevard

Community Development District

Combined Balance Sheet

November 30, 2024

	General Fund	*Capital Reserve Fund*	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:					
Operating Account	$ 87,958	$ 29,388	$ -	$ -	$ 117,346
Due From General Fund	$ -	$ -	$ 15,567	$ -	$ 15,567
Prepaid Expenses	$ 12,665	$ -	$ -	$ -	$ 12,665
Deposits	$ 960	$ -	$ -	$ -	$ 960
Investments:					
Series 2017					
Reserve	$ -	$ -	$ 123,875	$ -	$ 123,875
Revenue	$ -	$ -	$ 79,935	$ -	$ 79,935
Redemption	$ -	$ -	$ 799	$ -	$ 799
Series 2019					
Reserve	$ -	$ -	$ 105,956	$ -	$ 105,956
Revenue	$ -	$ -	$ 28,712	$ -	$ 28,712
Prepayment	$ -	$ -	$ 160	$ -	$ 160
Total Assets	**$ 101,583**	**$ 29,388**	**$ 355,005**	**$ 0**	**$ 485,977**
Liabilities:					
Accounts Payable	$ 4,008	$ -	$ -	$ -	$ 4,008
Due to Debt Service	$ 15,567	$ -	$ -	$ -	$ 15,567
Total Liabilites	**$ 19,576**	**$ -**	**$ -**	**$ -**	**$ 19,576**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 12,665	$ -	$ -	$ -	$ 12,665
Assigned For:					
Debt Service - Series 2017	$ -	$ -	$ 213,199	$ -	$ 213,199
Debt Service - Series 2019	$ -	$ -	$ 141,806	$ -	$ 141,806
Restricted For:					
Capital Reserve	$ -	$ 29,388	$ -	$ -	$ 29,388
Capital Projects - Series 2017	$ -	$ -	$ -	$ 0	$ 0
Unassigned	$ 69,342	$ -	$ -	$ -	$ 69,342
Total Fund Balances	**$ 82,007**	**$ 29,388**	**$ 355,005**	**$ 0**	**$ 466,401**
Total Liabilities & Fund Balance	$ 101,583	$ 29,388	$ 355,005	$ 0	$ 485,977

North Boulevard

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Assessments - Tax Roll	$ 431,702	$ 13,408	$ 13,408	$ -
Other Income	$ -	$ -	$ 30	$ 30
Total Revenues	**$ 431,702**	**$ 13,408**	**$ 13,438**	**$ 30**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 2,000	$ 800	$ 1,200
Engineering Fees	$ 10,000	$ 1,667	$ 360	$ 1,307
Dissemination Agent	$ 6,825	$ 1,138	$ 1,138	$ -
Attorney Fees	$ 19,000	$ 3,167	$ 3,307	$ (140)
Assessment Administration	$ 5,250	$ 5,250	$ 5,250	$ -
Annual Audit	$ 4,900	$ -	$ -	$ -
Trustee Fees	$ 7,780	$ -	$ -	$ -
Management Fees	$ 45,000	$ 7,500	$ 7,500	$ -
Information Technology	$ 1,890	$ 315	$ 315	$ -
Website Maintenance	$ 1,260	$ 210	$ 210	$ -
Postage & Delivery	$ 1,100	$ 183	$ 84	$ 99
Telephone	$ 50	$ 8	$ -	$ 8
Printing & Binding	$ 400	$ 67	$ -	$ 67
Insurance	$ 8,455	$ 8,455	$ 7,296	$ 1,159
Legal Advertising	$ 5,000	$ 833	$ -	$ 833
Contingency	$ 3,000	$ 500	$ 116	$ 384
Office Supplies	$ 100	$ 17	$ 1	$ 16
Dues, Licenses & Fees	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 132,185**	**$ 31,484**	**$ 26,552**	**$ 4,932**

North Boulevard

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Operation and Maintenance				
Field Expenses				
Field Management	$ 8,348	$ 1,391	$ 1,391	$ -
Electric	$ 9,490	$ 1,582	$ 939	$ 643
Streetlights	$ 30,418	$ 5,070	$ 3,702	$ 1,368
Property Insurance	$ 6,333	$ 6,333	$ 5,064	$ 1,269
Landscape Maintenance	$ 58,860	$ 9,810	$ 4,905	$ 4,905
Landscape Replacement & Enhancement	$ 20,000	$ 3,333	$ 18,000	$ (14,667)
Irrigation Repairs	$ 5,500	$ 917	$ 5,046	$ (4,130)
General Field Repairs & Maintenance	$ 15,000	$ 2,500	$ -	$ 2,500
Contingency	$ 10,000	$ 1,667	$ -	$ 1,667
Subtotal	$ 163,948	$ 32,602	$ 39,047	$ (6,445)
Amenity Expenses				
Inter-Governmental Expense	$ 92,509	$ -	$ -	$ -
Trash Collections	$ 2,100	$ 350	$ 341	$ 9
Pest Control	$ 960	$ 160	$ -	$ 160
Subtotal	$ 95,569	$ 510	$ 341	$ 169
Total O&M Expenses:	**$ 259,517**	**$ 33,112**	**$ 39,388**	**$ (6,276)**
Total Expenditures	**$ 391,702**	**$ 64,596**	**$ 65,940**	**$ (1,344)**
Other Financing Sources/Uses:				
Capital Reserve	$ (40,000)	$ -	$ -	$ -
Total Other Financing Sources/Uses	**$ (40,000)**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ (52,501)	
Fund Balance - Beginning	$ -		$ 134,509	
Fund Balance - Ending	$ -		$ 82,007	

North Boulevard

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Assessments - Tax Roll	$ 258,211	$ 8,020	$ 8,020	$ -
Interest	$ 6,000	$ 2,183	$ 2,183	$ -
Total Revenues	**$ 264,211**	**$ 10,203**	**$ 10,203**	**$ -**
Expenditures:				
Interest Expense 11/1	$ 82,726	$ 82,726	$ 82,726	$ -
Principal Expense - 5/1	$ 80,000	$ -	$ -	$ -
Interest Expense - 5/1	$ 82,726	$ -	$ -	$ -
Total Expenditures	**$ 245,451**	**$ 82,726**	**$ 82,726**	**$ -**
Excess Revenues (Expenditures)	$ 18,760		$ (72,522)	
Fund Balance - Beginning	$ 161,143		$ 285,721	
Fund Balance - Ending	$ 179,902		$ 213,199	

North Boulevard

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Assessments - Tax Roll	$ 209,762	$ 6,515	$ 6,515	$ -
Interest	$ 5,000	$ 2,034	$ 2,034	$ -
Total Revenues	**$ 214,762**	**$ 8,549**	**$ 8,549**	**$ -**
Expenditures:				
Interest Expense 11/1	$ 77,869	$ 77,869	$ 77,869	$ -
Principal Expense 11/1	$ 55,000	$ 55,000	$ 55,000	$ -
Interest Expense 5/1	$ 76,700	$ -	$ -	$ -
Total Expenditures	**$ 209,569**	**$ 132,869**	**$ 132,869**	**$ -**
Excess Revenues (Expenditures)	$ 5,193		$ (124,320)	
Fund Balance - Beginning	$ 159,358		$ 266,125	
Fund Balance - Ending	$ 164,551		$ 141,806	

North Boulevard

Community Development District

Capital Projects Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Interest	$ -	$ -	$ 0	$ 0
Total Revenues	**$ -**	**$ -**	**$ 0**	**$ 0**
Expenditures:				
Capital Outlay	$ -	$ -	$ 3,858	$ (3,858)
Total Expenditures	**$ -**	**$ -**	**$ 3,858**	**$ (3,858)**
Excess Revenues (Expenditures)	$ -		$ (3,857)	
Fund Balance - Beginning	$ -		$ 3,858	
Fund Balance - Ending	$ -		$ 0	

North Boulevard

Community Development District

Capital Reserve Projects

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Interest	$ -	$ -	$ 5	$ 5
Total Revenues	**$ -**	**$ -**	**$ 5**	**$ 5**
Expenditures:				
Contingency	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources:				
Transfer In/(Out)	$ 10,000	$ -	$ -	$ -
Total Other Financing Sources (Uses)	$ 10,000	$ -	$ -	$ -
Excess Revenues (Expenditures)	$ 10,000		$ 5	
Fund Balance - Beginning	$ -		$ 29,384	
Fund Balance - Ending	$ 10,000		$ 29,388	

North Boulevard

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	$ -	$ 13,408	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,408
Other Income	$ 30	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30
Total Revenues	**$ 30**	**$ 13,408**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 13,438**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 600	$ 200	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 800
Engineering Fees	$ 360	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 360
Dissemination Agent	$ 569	$ 569	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,138
Attorney Fees	$ 2,345	$ 962	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,307
Assessment Administration	$ 5,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,250
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Management Fees	$ 3,750	$ 3,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500
Information Technology	$ 158	$ 158	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 315
Website Maintenance	$ 105	$ 105	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 210
Postage & Delivery	$ 58	$ 26	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 84
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Insurance	$ 7,296	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,296
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Appraiser Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ 76	$ 40	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 116
Office Supplies	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1
Dues, Licenses & Fees	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 20,742**	**$ 5,810**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 26,552**

North Boulevard

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operation and Maintenance													
Field Expenses													
Field Management	$ 696	$ 696	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,391
Electric	$ 464	$ 475	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 939
Streetlights	$ 1,855	$ 1,846	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,702
Property Insurance	$ 5,064	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,064
Landscape Maintenance	$ -	$ 4,905	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,905
Landscape Replacement	$ 18,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,000
Irrigation Repairs	$ 4,905	$ 141	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,046
General Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal	$ 30,984	$ 8,063	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 39,047
Amenity Expenses													
Inter-Governmental Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trash Collection	$ 166	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 341
Pest Control	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal	$ 166	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 341
Total O&M Expenses:	**$ 31,151**	**$ 8,238**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 39,388**
Total Expenditures	**$ 51,892**	**$ 14,048**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 65,940**
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ (51,862)	$ (639)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (52,501)

North Boulevard

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	$ 464,193.70	$ 277,646.12	$ 225,550.48	$ 967,390.30
Net Assessments	$ 431,700.14	$ 258,210.89	$ 209,761.95	$ 899,672.98

								48%	29%	23%	100%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Property Appraiser*	*Net Receipts*	*General Fund*	*2017 Debt Service*	*2019 Debt Service*	*Total*
11/13/24	10/21/24	$3,757.57	($197.29)	($71.21)	$0.00	$ -	$ 3,489.07	$ 1,674.20	$ 1,001.38	$ 813.49	$ 3,489.07
11/19/24	11/01-11/07/24	$9,925.92	($397.01)	($190.58)	$0.00	$ -	$ 9,338.33	$ 4,480.92	$ 2,680.15	$ 2,177.26	$ 9,338.33
11/26/24	11/08-11/15/24	$16,014.60	($590.25)	($308.49)	$0.00	$ -	$ 15,115.86	$ 7,253.21	$ 4,338.33	$ 3,524.32	$ 15,115.86
	Total	$ 29,698.09	$ (1,184.55)	$ (570.28)	$ -	$ -	$ 27,943.26	$ 13,408.33	$ 8,019.86	$ 6,515.07	$ 27,943.26

3%	Net Percent Collected
$ 871,729.72	Balance Remaining to Collect