

***North Boulevard  
Community Development District***

***Agenda***

***March 18, 2025***

# 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

March 11, 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, March 18, 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. Approval of Minutes of the February 18, 2025, Board of Supervisors Meeting
4. Consideration of New Towing Vendor
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposals for Fence Installation at North Ridge Reserve Playground
    - ii. Consideration of Proposals for Shade Structures at Playgrounds
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
6. Other Business
7. Supervisors Requests
8. 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, **February 18, 2025**, at 11:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom.

Present and constituting a quorum:

Andres Romero <i>by Zoom</i>	Chairman
Ron Orenstein	Vice Chairman
Adam Rhinehart	Assistant Secretary
Emily Cassidy	Assistant Secretary
Rheah Bridges	Assistant Secretary

Also present were:

Monica Virgen	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS
Chace Arrington	District Engineer, GMS
Joey Duncan	Dewberry

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Virgen stated that there were no members of the public present to provide comments.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 21,  
2025, Board of Supervisors Meeting**

Ms. Virgen presented the minutes of January 21, 2025, Board of Supervisor's meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Rhinehart, seconded by Ms. Cassidy, with all in favor, the Minutes of the January 21, 2025 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Discussion of Fence Installation Around Playground**

Ms. Virgen opened the meeting up for discussion for the fence installation around the playground. Ms. Hancock stated one of the HOAs has the funds to install a fence around the playground. She added if the Board wants to move forward, the CDD will formulate the construction and they would have the HOA reimburse them. She noted the District can take over the maintenance of the fence or allow the HOA to provide the maintenance. She recommended having the District keep up the maintenance.

Ms. Cassidy asked if the other playgrounds have fences. Ms. Hancock stated they did not and if the Board goes through with this proposal, they will need to start thinking about if they want to add fences to the other playgrounds. Mr. Rhinehart stated he would like to add the other fences in the budget.

Mr. Rhinehart stated he is concerned with the maintenance. Ms. Hammock stated if they would like the HOA to keep the maintenance, they could have Mr. Tindall maintain the fence and bill the HOA for his work. Mr. Tindall stated he sent the maps for both playgrounds to a fencing vendor and received a price totaling \$12,500. He noted one playground is a little more expensive because it is bigger than the other. Ms. Virgen stated the Hoover Blvd and Taft Dr playground fence proposal was \$6741.

Mr. Orenstein stated he does not think they need such a big blueprint. Mr. Tindall stated they had the blueprint large because they needed to have a shade structure. Mr. Romero asked if they could bring this back next meeting with more information.

On MOTION by Ms. Cassidy, seconded by Mr. Orenstein, with all in favor, Directing Staff to Research Fencing Costs and Investigate Options for the Board, was approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Fiscal Year 2024 Audit Engagement Letter**

Ms. Virgen stated this engagement letter is with Grau & Associates and asked for a motion to ratify the Fiscal Year 2024 audit engagement letter.

On MOTION by Ms. Cassidy, seconded by Ms. Bridges, with all in favor, the Fiscal Year 2024 Audit Engagement Letter, was ratified.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Discussion of Easement Variance Application Process**

Ms. Hancock stated they brainstormed different options for what they could do about homeowner’s fencing and created an easement to allow homeowners to tie their fences with the CDD fencing. She added the engineer will have to approve the fences. She added they are looking for a public hearing because if the owners want to put up the fence, they will have to pay the district.

Ms. Bridges asked what if the fence is has already been installed. Ms. Hancock stated it was up to them if they wanted to redo their fence.

On MOTION by Mr. Rhinehart, seconded by Ms. Bridges, with all in favor, Setting the Public Hearing for the Regular April Meeting on April 15, 2025, for Fence Application Process by Resolution 2025-05, was approved.

**B. Engineer**

Mr. Arrington had nothing further to report.

**C. Field Manager’s Report**

Mr. Tindall presented the Field Manager’s Report. He stated overall the landscaping services have been satisfactory. He noted the grass is recovering from where the pallets were dumped and the playgrounds have been cleaned. He added they went around and cleaned a lot of trash. He stated the fence repairs have been completed. He will begin working on the fencing documents for the playground. Ms. Bridges asked when they will continue tree trimming. He stated they will be starting soon.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Virgen presented the check register through December 31, 2024, totaling \$9,544.49. Immediately following the summary is a detailed check register noting all the checks that were cut and already issued.

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

**ii. Balance Sheet and Income Statement**

Ms. Virgen presented the balance sheet and income statement on page 30. These are provided for informational purposes. She noted that she was happy to answer any questions.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, and the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Ms. Bridges stated that there was an issue with parking. She noted there were two areas where they cannot park and asked if one could be changed to allow parking. -

**NINTH ORDER OF BUSINESS**

**Adjournment**

Ms. Virgen adjourned the meeting.

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



# SECTION V

# SECTION C

*to be provided under  
separate cover*

# SECTION D

# SECTION 1

# North Boulevard Community Development District

## Summary of Check Register

January 01, 2025 through January 31, 2025

Bank	Date	Check No.'s		Amount
General Fund				
	1/15/25	467-474	\$	50,836.40
	1/17/25	475-479	\$	422,259.53
	1/24/25	480-482	\$	3,347.35
	1/29/25	483-485	\$	11,040.64
			<b>\$</b>	<b>487,483.92</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/15/25	00050	11/30/24	00068197	202411	310-51300-48000			NOT OF LANDOWNER MGT GANNETT MEDIA CORP DBA	*	958.88	958.88	000467
1/15/25	00019	1/01/25	165	202501	310-51300-34000			MANAGEMENT FEES-JAN25	*	3,750.00		
		1/01/25	165	202501	310-51300-35200			WEBSITE MANAGEMENT-JAN25	*	105.00		
		1/01/25	165	202501	310-51300-35100			INFORMATION TECH-JAN25	*	157.50		
		1/01/25	165	202501	310-51300-31300			DISSEMINATION SVCS-JAN25	*	568.75		
		1/01/25	165	202501	310-51300-51000			OFFICE SUPPLIES	*	.06		
		1/01/25	165	202501	310-51300-42000			POSTAGE	*	10.38		
		1/01/25	166	202501	320-53800-12000			FIELD MANAGEMENT-JAN25	*	695.67		
								GOVERNMENTAL MANAGEMENT SERVICES-CF			5,287.36	000468
1/15/25	00012	11/25/24	7555088	202411	310-51300-32300			TRUSTEE FEES S2017 FY25 U.S. BANK	*	3,717.38	3,717.38	000469
1/15/25	00056	11/19/24	YO111920	202411	310-51300-11000			SUPERVISOR FEES-11/19/24 YARON ORENSTEIN	*	200.00	200.00	000470
1/15/25	00027	1/14/25	01142025	202501	300-20700-10000			TXFER OF TAX RCPT S17 NORTH BOULEVARD CDD	*	21,872.08	21,872.08	000471
1/15/25	00027	1/14/25	01142025	202501	300-20700-10000			TRANSFER OF EXCESS S17 NORTH BOULEVARD CDD	*	569.72	569.72	000472
1/15/25	00027	1/14/25	01142025	202501	300-20700-10000			TRANSFER OF EXCESS S19 NORTH BOULEVARD CDD	*	462.82	462.82	000473
1/15/25	00027	1/14/25	01142025	202501	300-20700-10000			TXFER OF TAX RCPT S19 NORTH BOULEVARD CDD	*	17,768.16	17,768.16	000474
1/17/25	00029	12/26/24	22431849	202411	310-51300-31100			ENGINEERING SVCS-NOV24 DEWBERRY ENGINEERING	*	360.00	360.00	000475
								NOBU NORTH BOULEVAR IARAUJO				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/17/25	00027	1/16/25	01162025	202501	300	20700	10000		TRANSFER OF TAX RCPT S17 NORTH BOULEVARD CDD	*	229,566.40	229,566.40	000476
1/17/25	00028	1/16/25	01162025	202501	300	20700	10000		TRANSFER OF TAX RCPT S19 NORTH BOULEVARD CDD	*	186,492.12	186,492.12	000477
1/17/25	00055	12/11/24	2024-NRE	202412	320	53800	48000		MILTON-VINYL FENCE RPRS PINEAPPLE SERVICES LLC	*	5,699.00	5,699.00	000478
1/17/25	00041	1/15/25	50	202501	310	51300	42000		REIMBURSEMENT OF POSTAGE POLK COUNTY TAX COLLECTOR	*	142.01	142.01	000479
1/24/25	00029	1/24/25	22434756	202412	310	51300	31100		ENGINEERING SVCS-DEC24 DEWBERRY ENGINEERING	*	720.00	720.00	000480
1/24/25	00019	10/31/24	160	202410	320	53800	48000		HELENE FENCE REPAIRS	*	1,034.85		
		10/31/24	161	202410	320	53800	48000		MILTON FENCE REPAIRS GOVERNMENTAL MANAGEMENT SERVICES-CF	*	565.00	1,599.85	000481
1/24/25	00036	1/12/25	11251	202412	310	51300	31500		ATTORNEY SVCS-DEC24 KILINSKI VAN WYK PLLC	*	1,027.50	1,027.50	000482
1/29/25	00019	11/30/24	164	202411	320	53800	48000		GEN MAINT & REPAIRS-NOV24 GOVERNMENTAL MANAGEMENT SERVICES-CF	*	926.50	926.50	000483
1/29/25	00039	1/01/25	NB2234	202501	330	57200	48201		PET WASTE STATION-JAN25 POOP BANDIT	*	180.76	180.76	000484
1/29/25	00035	12/01/24	15512	202412	320	53800	46200		LANDSCAPE MAINT-DEC24	*	4,905.00		
		12/26/24	15809	202412	320	53800	47300		RPLD SPRAY WITH NOZZLES	*	123.38		
		1/01/25	15900	202501	320	53800	46200		LANDSCAPE MAINT-JAN25 PRINCE & SONS INC.	*	4,905.00	9,933.38	000485
TOTAL FOR BANK A											487,483.92		

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# SECTION 2

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

***Unaudited Financial Reporting***  
***January 31, 2025***



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**North Boulevard**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2025**

	<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	\$ 447,029	\$ 29,393	\$ -	\$ -	\$ 476,422
Deposits	\$ 960	\$ -	\$ -	\$ -	\$ 960
<b>Investments:</b>					
<b>Series 2017</b>					
Reserve	\$ -	\$ -	\$ 123,875	\$ -	\$ 123,875
Revenue	\$ -	\$ -	\$ 333,383	\$ -	\$ 333,383
Prepayment	\$ -	\$ -	\$ 0	\$ -	\$ 0
Redemption	\$ -	\$ -	\$ 805	\$ -	\$ 805
Construction	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Series 2019</b>					
Reserve	\$ -	\$ -	\$ 105,956	\$ -	\$ 105,956
Revenue	\$ -	\$ -	\$ 234,386	\$ -	\$ 234,386
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Sinking Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Prepayment	\$ -	\$ -	\$ 161	\$ -	\$ 161
Construction	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Assets</b>	<b>\$ 447,989</b>	<b>\$ 29,393</b>	<b>\$ 798,567</b>	<b>\$ -</b>	<b>\$ 1,275,949</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 11,354	\$ -	\$ -	\$ -	\$ 11,354
<b>Total Liabilities</b>	<b>\$ 11,354</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,354</b>
<b>Fund Balance:</b>					
<b>Assigned For:</b>					
Debt Service - Series 2017	\$ -	\$ -	\$ 458,063	\$ -	\$ 458,063
Debt Service - Series 2019	\$ -	\$ -	\$ 340,504	\$ -	\$ 340,504
<b>Restricted For:</b>					
Capital Reserve	\$ -	\$ 29,393	\$ -	\$ -	\$ 29,393
Capital Projects - Series 2017	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Projects - Series 2019	\$ -	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 436,635	\$ -	\$ -	\$ -	\$ 436,635
<b>Total Fund Balances</b>	<b>\$ 436,635</b>	<b>\$ 29,393</b>	<b>\$ 798,567</b>	<b>\$ -</b>	<b>\$ 1,264,595</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 447,989</b>	<b>\$ 29,393</b>	<b>\$ 798,567</b>	<b>\$ -</b>	<b>\$ 1,275,949</b>

# North Boulevard

## Community Development District

### General Fund

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

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 431,702	\$ 420,377	\$ 420,377	\$ -
Other Income	\$ -	\$ -	\$ 30	\$ 30
<b>Total Revenues</b>	<b>\$ 431,702</b>	<b>\$ 420,377</b>	<b>\$ 420,407</b>	<b>\$ 30</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,000	\$ 3,000
Engineering Fees	\$ 10,000	\$ 3,333	\$ 1,620	\$ 1,713
Dissemination Agent	\$ 6,825	\$ 2,275	\$ 2,275	\$ -
Attorney Fees	\$ 19,000	\$ 6,333	\$ 6,122	\$ 212
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Annual Audit	\$ 4,900	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,780	\$ 3,717	\$ 3,717	\$ -
Management Fees	\$ 45,000	\$ 15,000	\$ 15,000	\$ -
Information Technology	\$ 1,890	\$ 630	\$ 630	\$ -
Website Maintenance	\$ 1,260	\$ 420	\$ 420	\$ -
Postage & Delivery	\$ 1,100	\$ 367	\$ 281	\$ 86
Telephone	\$ 50	\$ 17	\$ -	\$ 17
Printing & Binding	\$ 400	\$ 133	\$ 48	\$ 85
Insurance	\$ 8,455	\$ 8,455	\$ 7,296	\$ 1,159
Legal Advertising	\$ 5,000	\$ 1,667	\$ 959	\$ 708
Contingency	\$ 3,000	\$ 1,000	\$ 198	\$ 802
Office Supplies	\$ 100	\$ 33	\$ 1	\$ 33
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 132,185</b>	<b>\$ 52,806</b>	<b>\$ 44,991</b>	<b>\$ 7,814</b>

# North Boulevard

## Community Development District

### General Fund

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

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b><u>Operation and Maintenance</u></b>				
<b>Field Expenses</b>				
Field Management	\$ 8,348	\$ 2,783	\$ 2,783	\$ -
Electric	\$ 9,490	\$ 3,163	\$ 1,857	\$ 1,306
Streetlights	\$ 30,418	\$ 10,139	\$ 7,401	\$ 2,738
Property Insurance	\$ 6,333	\$ 6,333	\$ 5,064	\$ 1,269
Landscape Maintenance	\$ 58,860	\$ 19,620	\$ 14,715	\$ 4,905
Landscape Replacement & Enhancement	\$ 20,000	\$ 20,000	\$ 18,000	\$ 2,000
Irrigation Repairs	\$ 5,500	\$ 1,833	\$ 5,257	\$ (3,423)
General Field Repairs & Maintenance	\$ 15,000	\$ 5,000	\$ 17,525	\$ (12,525)
Contingency	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
<b>Subtotal</b>	<b>\$ 163,948</b>	<b>\$ 72,205</b>	<b>\$ 72,601</b>	<b>\$ (397)</b>
<b>Amenity Expenses</b>				
Inter-Governmental Expense	\$ 92,509	\$ -	\$ -	\$ -
Trash Collections	\$ 2,100	\$ 700	\$ 688	\$ 12
Pest Control	\$ 960	\$ 320	\$ -	\$ 320
<b>Subtotal</b>	<b>\$ 95,569</b>	<b>\$ 1,020</b>	<b>\$ 688</b>	<b>\$ 332</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 259,517</b>	<b>\$ 73,225</b>	<b>\$ 73,290</b>	<b>\$ (65)</b>
<b>Total Expenditures</b>	<b>\$ 391,702</b>	<b>\$ 126,030</b>	<b>\$ 118,281</b>	<b>\$ 7,749</b>
<b><u>Other Financing Sources/Uses:</u></b>				
Capital Reserve	\$ (40,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ (40,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 302,126</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 134,509</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 436,635</b>	

# North Boulevard

## Community Development District

### Debt Service Fund - Series 2017

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

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 258,211	\$ 251,438	\$ 251,438	\$ -
Interest	\$ 6,000	\$ 3,629	\$ 3,629	\$ -
<b>Total Revenues</b>	<b>\$ 264,211</b>	<b>\$ 255,067</b>	<b>\$ 255,067</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 82,726	\$ 82,726	\$ 82,726	\$ -
Principal Expense - 5/1	\$ 80,000	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ 82,726	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 245,451</b>	<b>\$ 82,726</b>	<b>\$ 82,726</b>	<b>\$ -</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 0	\$ (0)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ (0)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 18,760</b>		<b>\$ 172,342</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 161,143</b>		<b>\$ 285,721</b>	
<b>Fund Balance - Ending</b>	<b>\$ 179,902</b>		<b>\$ 458,063</b>	

# North Boulevard

## Community Development District

### Debt Service Fund - Series 2019

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

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 209,762	\$ 204,260	\$ 204,260	\$ -
Interest	\$ 5,000	\$ 2,987	\$ 2,987	\$ -
<b>Total Revenues</b>	<b>\$ 214,762</b>	<b>\$ 207,247</b>	<b>\$ 207,247</b>	<b>\$ -</b>
<b>Expenditures:</b>				
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	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 209,569</b>	<b>\$ 132,869</b>	<b>\$ 132,869</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 5,193</b>		<b>\$ 74,378</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 159,358</b>		<b>\$ 266,125</b>	
<b>Fund Balance - Ending</b>	<b>\$ 164,551</b>		<b>\$ 340,504</b>	



# North Boulevard

## Community Development District

### Capital Projects Fund - Series 2017

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

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 0	\$ 0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 3,858	\$ (3,858)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,858</b>	<b>\$ (3,858)</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (0)	\$ 0
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (0)</b>	<b>\$ 0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ (3,858)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 3,858</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ -</b>	

# North Boulevard

## Community Development District

### Capital Reserve Projects

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

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 10	\$ 10
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10</b>	<b>\$ 10</b>
<b>Expenditures:</b>				
Contingency	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ 40,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 40,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 40,000</b>		<b>\$ 10</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 9,275</b>		<b>\$ 29,384</b>	
<b>Fund Balance - Ending</b>	<b>\$ 49,275</b>		<b>\$ 29,393</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 13,408	\$ 401,788	\$ 5,181	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,377
Other Income	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30
<b>Total Revenues</b>	<b>\$ 30</b>	<b>\$ 13,408</b>	<b>\$ 401,788</b>	<b>\$ 5,181</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 420,407</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 600	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Engineering Fees	\$ 360	\$ 360	\$ 720	\$ 180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,620
Dissemination Agent	\$ 569	\$ 569	\$ 569	\$ 569	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,275
Attorney Fees	\$ 2,345	\$ 962	\$ 1,028	\$ 1,787	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,122
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ 3,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,717
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420
Postage & Delivery	\$ 58	\$ 26	\$ 45	\$ 152	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 281
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48
Insurance	\$ 7,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,296
Legal Advertising	\$ -	\$ 959	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 959
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 76	\$ 40	\$ 41	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 20,742</b>	<b>\$ 11,046</b>	<b>\$ 6,463</b>	<b>\$ 6,741</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 44,991</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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,783
Electric	\$ 464	\$ 475	\$ 425	\$ 493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,857
Streetlights	\$ 1,855	\$ 1,846	\$ 1,834	\$ 1,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,401
Property Insurance	\$ 5,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,064
Landscape Maintenance	\$ -	\$ 4,905	\$ 4,905	\$ 4,905	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,715
Landscape Replacement	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000
Irrigation Repairs	\$ 4,905	\$ 141	\$ 123	\$ 87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,257
General Repairs & Maintenance	\$ 1,600	\$ 927	\$ 5,699	\$ 9,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,525
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 32,584</b>	<b>\$ 8,989</b>	<b>\$ 13,682</b>	<b>\$ 17,346</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 72,601</b>
<b>Amenity Expenses</b>													
Inter-Governmental Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trash Collection	\$ 166	\$ 175	\$ 166	\$ 181	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 688
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 166</b>	<b>\$ 175</b>	<b>\$ 166</b>	<b>\$ 181</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 688</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 32,750</b>	<b>\$ 9,164</b>	<b>\$ 13,848</b>	<b>\$ 17,527</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 73,290</b>
<b>Total Expenditures</b>	<b>\$ 53,492</b>	<b>\$ 20,210</b>	<b>\$ 20,311</b>	<b>\$ 24,268</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 118,281</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (53,462)</b>	<b>\$ (6,802)</b>	<b>\$ 381,477</b>	<b>\$ (19,086)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 302,126</b>

**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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	48%				29%		23%		100%	
								General Fund	2017 Debt Service	2019 Debt Service	Total	2017 Debt Service	2019 Debt Service	Total	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						
12/06/24	11/16-11/26/24	\$64,764.08	(\$2,590.48)	(\$1,243.47)	\$0.00	\$0.00	\$ 60,930.13	\$ 29,236.78	\$ 17,487.27	\$ 14,206.08	\$ 60,930.13						
12/07/24	Inv#4652129	\$0.00	\$0.00	\$0.00	\$0.00	(\$12,665.43)	\$ (12,665.43)	\$ (6,077.39)	\$ (3,635.05)	\$ (2,952.99)	\$ (12,665.43)						
12/20/24	11/27/24-11/30/24	\$825,297.68	(\$33,011.36)	(\$15,845.73)	\$0.00	\$0.00	\$ 776,440.59	\$372,568.17	\$ 222,842.54	\$ 181,029.88	\$ 776,440.59						
12/27/24	12/01/24-12/15/24	\$13,356.38	(\$468.76)	(\$257.75)	\$0.00	\$0.00	\$ 12,629.87	\$ 6,060.33	\$ 3,624.84	\$ 2,944.70	\$ 12,629.87						
01/10/25	12/16/24-12/31/24	\$11,358.92	(\$340.78)	(\$220.36)	\$0.00	\$0.00	\$ 10,797.78	\$ 5,181.22	\$ 3,099.02	\$ 2,517.54	\$ 10,797.78						
<b>Total</b>		\$ 944,475.15	\$ (37,595.93)	\$ (18,137.59)	\$ -	\$ (12,665.43)	\$ 876,076.20	\$ 420,377.44	\$ 251,438.48	\$ 204,260.28	\$ 876,076.20						

97%	Net Percent Collected
\$ 23,596.78	Balance Remaining to Collect

# North Boulevard

## Community Development District

### Long Term Debt Report

<b>Series 2017, Special Assessment Revenue Bonds</b>	
Interest Rate:	3.500%, 4.100%, 4.625%, 5.000%
Maturity Date:	5/1/2048
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$123,875
Reserve Fund Balance	\$123,875
Bonds Outstanding - 10/16/2017	\$4,965,000
Less: Special Call Payment - 05/01/2018	(\$300,000)
Less: Special Call Payment - 07/23/2018	(\$560,000)
Less: Principal Payment - 05/01/2019	(\$265,000)
Less: Principal Payment - 05/01/2020	(\$70,000)
Less: Principal Payment - 05/01/2021	(\$70,000)
Less: Special Call Payment - 11/01/2021	(\$5,000)
Less: Principal Payment - 05/01/2022	(\$80,000)
Less: Principal Payment - 11/01/2022	(\$5,000)
Less: Principal Payment - 05/01/2023	(\$75,000)
Less: Principal Payment - 05/01/2024	(\$75,000)
<b>Current Bonds Outstanding</b>	<b>\$3,460,000</b>

<b>Series 2019, Special Assessment Revenue Bonds</b>	
Interest Rate:	4.250%, 4.750%, 5.500%, 5.625%
Maturity Date:	11/1/2049
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$105,956
Reserve Fund Balance	\$105,956
Bonds Outstanding - 11/01/2020	\$4,335,000
Less: Special Call Payment - 02/01/20	(\$605,000)
Less: Special Call Payment - 08/01/20	(\$325,000)
Less: Special Call Payment - 11/01/20	(\$170,000)
Less: Special Call Payment - 02/01/21	(\$155,000)
Less: Principal Payment - 05/01/21	(\$55,000)
Less: Special Call Payment - 08/01/21	(\$5,000)
Less: Principal Payment - 11/01/21	(\$65,000)
Less: Principal Payment - 11/01/22	(\$55,000)
Less: Principal Payment - 11/01/23	(\$50,000)
Less: Principal Payment - 11/01/24	(\$55,000)
<b>Current Bonds Outstanding</b>	<b>\$2,795,000</b>