

***North Boulevard
Community Development District***

Agenda

April 15, 2025

AGENDA

North Boulevard

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

April 8, 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, April 15, 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. Public Hearing for Easement Variance Policy
 - A. Consideration of Resolution 2025-07 Adopting a Policy Related to Improvements Within District Easements
4. Approval of Minutes of the March 18, 2025, Board of Supervisors Meeting
5. Consideration of Resolution 2025-08 Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing to Adopt
6. Consideration of Resolution 2025-09 Removing Tow Away Zone Designation for Certain Areas in the District
7. Consideration of Resolution 2025-10 Certifying the Series 2019 Project Complete
8. Ratification of Northridge Reserve Agreement for Easter Event
9. Discussion of Meeting Schedule- Requested by Supervisor Bridges
10. Discussion of Workshop Notices for Northridge Reserve HOA Meetings
11. Appointment of Audit Committee
12. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Sidewalk to Hoover Playground
 - D. District Manager's Report
 - i. Approval of Check Register

- ii. Balance Sheet & Income Statement
- 13. Other Business
- 14. Supervisors Requests
- 15. Adjournment

Audit Committee Meeting

- 1. Roll Call
- 2. Public Comment Period
- 3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
- 4. Adjournment

SECTION III

SECTION A

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY AND RATES, CHARGES AND FEES RELATED TO IMPROVEMENTS WITHIN DISTRICT EASEMENTS AND IMPROVEMENTS ATTACHING TO DISTRICT PROPERTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 120 and 190, Florida Statutes, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“**Board**”) finds that it is in the best interests of the District to adopt by resolution the *Easement Variance Policy*, including rates, charges and fees (“**Easement Variance Policy**”) related thereto, as set forth at **Exhibit A**, for immediate use and application; and

WHEREAS, the Board further finds that the adoption of the Easement Variance Policy and imposition of the rates, charges and fees is necessary in order to provide for the expenses associated with reviewing and processing applications for easement variances and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing.

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

SECTION 1. The attached Easement Variance Policy is hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Easement Variance Policy shall stay in full force and effect until such time as they are otherwise amended by the Board.

SECTION 2. The fees in **Exhibit A** are just and equitable and have been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 15th day of April 2025.

ATTEST:

**NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Easement Variance Policy*

NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT
Easement Variance Policy
Effective: April 15, 2025

1. **Scope.** This policy applies to requests to construct/install improvements within easements held by the North Boulevard Community Development District (“District”) and requests to construct/install improvements attaching to District property. No improvements, including fences, pavers, landscaping, etc., may be constructed or installed within District easements or attached to District property (ex. fences and perimeter walls) without approval from the District. This policy is intended to prevent damage which may be caused by unauthorized obstruction of District easements or attachment to District fences.
2. **Request Procedures.** Individuals who wish to construct or install improvements within a District easement or construct or install improvements attaching to District property must (a) submit an application form to the District Manager or his or her designee, and (b) pay a **\$75** fee to offset the costs of processing the request. The application must be signed by the owner(s) of the property. Please note that fences and other improvements may not be permissible in certain easement areas due to underground improvements, access and maintenance requirements, or other factors in the District’s discretion.
3. **Approval.** If approved, the owner(s) of the property must execute an agreement in a form acceptable to the District, which shall be recorded in the Public Records of Polk County, Florida. The District Manager shall have authority to approve applications. There shall be no requirement to bring the application before the Board of Supervisors (“Board”) for approval, unless extraordinary circumstances warrant Board consideration. The District’s approval of an application constitutes approval from the District only. The requestor is responsible for obtaining any other necessary approvals, permits and authorizations for the project, including but not limited to approvals from an HOA, county, municipality, or any other entity having an interest in the project or property utilized.
4. **Denial.** The District reserves the right to deny any request that, in its sole discretion, poses an undue risk of damage to District property or improvements; unduly limits the District’s rights to use the easement for its stated purpose; poses an undue risk to the health, safety, or welfare of District residents, guests, staff, and invitees; and/or is otherwise incompatible with the nature of the easement in question. If a request is denied, the requestor may appeal the denial at the next meeting of the Board that is at least ten (10) days from the notice of denial. The Board’s decision upon appeal shall be final.
5. **Encroachment Without Approval.** If improvements are constructed or installed within a District easement or attached to District property without approval, the District reserves the right to take all available legal action against the person or entity engaging in such unauthorized use.
6. **Severability.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.
7. **Sovereign Immunity.** Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

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, **March 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	Chairman
Ron Orenstein <i>joined late</i>	Vice Chairman
Adam Rhinehart	Assistant Secretary
Rheah Bridges	Assistant Secretary
Emily Cassidy <i>joined late</i>	Assistant Secretary

Also present were:

Monica Virgen	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Meredith Hammock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS
Rey Malave <i>by Zoom</i>	District Engineer, GMS
Chace Arrington <i>by Zoom</i>	District Engineer, 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.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of February 18, 2025
Board of Supervisors Meeting**

Ms. Virgen presented the minutes of February 18, 2025 Board of Supervisors meeting. District staff has reviewed the minutes. She offered to take comments or corrections. Ms. Bridges

noted the 8th order of business doesn't state the outcome. She was advised due to Haines City that they are not able to park in the entrances off of a main road.

On MOTION by Mr. Romero, seconded by Ms. Bridges, with all in favor, the Minutes of the February 18, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of New Towing Vendor

Ms. Virgen stated due to reports of improperly parked vehicles, she has contacted the towing vendor several times and did not receive good feedback. They aren't coming out when requested or acknowledging her emails in a timely manner.

**Ron Orenstein and Emily Cassidy entered the meeting at 11:34 a.m.*

Ms. Hancock noted the current towing agreement only requires a written notice of termination. There is no 30 day out. Ms. Virgen recommended Ace Wrecker Service or Anytime Towing. She asked for a motion to terminate the current agreement with S&S.

On MOTION by Mr. Romero, seconded by Ms. Bridges, with all in favor, Terminating the Agreement with S&S Towing, was approved.

Ms. Virgen asked for a motion to enter into an agreement with a new vendor. Mr. Romero motioned to enter into an agreement with Ace Wrecker Service.

On MOTION by Mr. Romero, seconded by Ms. Bridges, with all in favor, Entering into Agreement with Ace Wrecker Service for Towing Services, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock reminded the Board of the 4 hours of ethics training due by December 31st. She will send links for the training.

B. Engineer

Mr. Malave had nothing to report but offered to take any questions.

C. Field Manager’s Report

Mr. Tindall reviewed the Field Manager’s Report. A Board member spoke about damage to a fence next to the shopping plaza.

i. Consideration of Proposal for Fence Installation at North Ridge Reserve Playground

Mr. Tindall discussed the specifications for playground fencing and shade structure. He presented photos of playground layouts. A Board member noted the fence would be more doable than a shade structure and would like to do a minimum of one possibly two fences in the next fiscal year. Ms. Virgen noted currently the District has funds to maybe do one fence and then maybe budget for the other one early into the next fiscal year. Mr. Tindall will bring back a proposal for a sidewalk at Hoover playground. No action was taken at this time.

ii. Consideration of Proposals for Shade Structure at Playgrounds

Mr. Tindall presented a proposal for a 28x30 shade structure at the playground for \$32k. The Board agreed to wait until the next fiscal year to look at shade structures. No action was taken at this time.

D. District Manager’s Report

i. Approval of Check Register

Ms. Virgen presented the check register from January 1, 2025 through January 31, 2025 totaling \$487,783.92. Immediately following the check register is a detailed run summary.

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

ii. Balance Sheet and Income Statement

Ms. Virgen presented the unaudited financials through January 31, 2025 on page 18 of the agenda package. These are for informational purposes only.

SIXTH ORDER OF BUSINESS

Other Business

There being no other comments, the next item followed.

SEVENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

Ms. Bridges spoke about parking issues and towing. She noted Chapter 12 Article 4. Ms. Hancock will research it and review with Mr. Malave as well and bring back a summary.

EIGHTH 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

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the North Boulevard Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 15, 2025

HOUR: 11:30 a.m.

LOCATION: Holiday Inn – Winter Haven
200 Cypress Gardens Boulevard
Winter Haven, Florida 33880

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Haines City and Polk County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget

hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15TH DAY OF APRIL 2025.

ATTEST:

**NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

Option A

North Boulevard
Community Development District

Proposed Budget
FY 2026



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North Boulevard

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - On Roll	\$ 431,702	\$ 423,313	\$ 8,389	\$ 431,702	\$ 431,702
Other Income	\$ -	\$ 30	\$ -	\$ 30	\$ -
Total Revenues	\$ 431,702	\$ 423,343	\$ 8,389	\$ 431,732	\$ 431,702
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,200	\$ 8,000	\$ 9,200	\$ 12,000
FICA Expense	\$ -	\$ 15	\$ 612	\$ 627	\$ 918
Engineering Fees	\$ 10,000	\$ 2,490	\$ 4,103	\$ 6,593	\$ 10,000
Dissemination Agent	\$ 6,825	\$ 2,844	\$ 3,981	\$ 6,825	\$ 7,030
Attorney Fees	\$ 19,000	\$ 9,338	\$ 13,073	\$ 22,411	\$ 25,000
Assessment Administration	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 5,408
Annual Audit	\$ 4,900	\$ -	\$ 4,900	\$ 4,900	\$ 5,000
Trustee Fees	\$ 7,780	\$ 3,717	\$ 4,041	\$ 7,758	\$ 8,514
Management Fees	\$ 45,000	\$ 18,750	\$ 26,250	\$ 45,000	\$ 46,350
Information Technology	\$ 1,890	\$ 788	\$ 1,103	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 525	\$ 735	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,100	\$ 287	\$ 455	\$ 742	\$ 1,100
Telephone	\$ 50	\$ -	\$ 50	\$ 50	\$ -
Printing & Binding	\$ 400	\$ 53	\$ 50	\$ 103	\$ 400
Insurance	\$ 8,455	\$ 7,296	\$ -	\$ 7,296	\$ 8,390
Legal Advertising	\$ 5,000	\$ 959	\$ 2,629	\$ 3,588	\$ 5,000
Contingency	\$ 3,000	\$ 242	\$ 665	\$ 907	\$ 3,000
Office Supplies	\$ 100	\$ 1	\$ 25	\$ 26	\$ 100
Dues, Licenses & Fees	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 132,185	\$ 53,930	\$ 70,671	\$ 124,601	\$ 141,629

North Boulevard Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Operation and Maintenance					
<i>Field Expenditures</i>					
Field Management	\$ 8,348	\$ 3,478	\$ 4,869	\$ 8,348	\$ 8,598
Electric	\$ 9,490	\$ 2,359	\$ 4,060	\$ 6,419	\$ 9,490
Streetlights	\$ 30,418	\$ 9,246	\$ 17,500	\$ 26,746	\$ 30,418
Property Insurance	\$ 6,333	\$ 5,064	\$ -	\$ 5,064	\$ 5,824
Landscape Maintenance	\$ 58,860	\$ 19,620	\$ 39,240	\$ 58,860	\$ 60,626
Landscape Replacement & Enhancement	\$ 20,000	\$ 18,000	\$ -	\$ 18,000	\$ 20,000
Irrigation Repairs	\$ 5,500	\$ 5,395	\$ 105	\$ 5,500	\$ 5,500
General Field Repairs & Maintenance	\$ 15,000	\$ 18,170	\$ 2,500	\$ 20,670	\$ 20,000
Contingency	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Subtotal	\$ 163,948	\$ 81,333	\$ 73,274	\$ 154,607	\$ 170,455
<i>Amenity Expenditures</i>					
Inter-Governmental Expense	\$ 92,509	\$ -	\$ 92,509	\$ 92,509	\$ 78,374
Trash Collection	\$ 2,100	\$ 869	\$ 1,217	\$ 2,086	\$ 2,793
Pest Control	\$ 960	\$ -	\$ 960	\$ 960	\$ 960
Playground Improvement-Fence	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Subtotal	\$ 95,569	\$ 869	\$ 94,686	\$ 95,555	\$ 87,127
Subtotal Operations & Maintenance	\$ 259,517	\$ 82,202	\$ 167,959	\$ 250,161	\$ 257,582
Other Financing Sources/Uses:					
Capital Reserve	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 32,490
Total Other Financing Sources/Uses	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 32,490
Total Expenditures	\$ 431,702	\$ 136,132	\$ 278,630	\$ 414,762	\$ 431,702
Excess Revenues/(Expenditures)	\$ -	\$ 287,211	\$ (270,242)	\$ 16,969	\$ -

Net Assessments	\$431,702
Add: Discounts & Collections 7%	\$32,494
Gross Assessments	\$464,195

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	389.00	389.00	1.00	\$431,701.80	\$1,109.77	\$1,193.30

Product	FY 2026 Gross Per Unit	FY 2025 Gross Per Unit	Increase/(Decrease)
Platted	\$ 1,193.30	\$ 1,193.30	\$ 0.00

North Boulevard Community Development District General Fund Budget

REVENUES:

Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 Supervisors attending 5 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer will provide general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2019 and 2022 bond series. Governmental Management Services – Central Florida, LLC completes these reporting requirements.

Attorney Fees

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Assessment Administration

The District is contracted with Governmental Management Services – Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Trustee Fees

The District will pay annual trustee fees for the Series 2017 and Series 2019 bonds.

North Boulevard Community Development District General Fund Budget

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District’s website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Postage & Delivery

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District’s general liability and public official’s liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Costs for general office supplies needed for the district.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

North Boulevard Community Development District General Fund Budget

Operation and Maintenance

Field Expenditures:

Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Street Lights

Encompasses the budgeted amount for the District's decorative light poles and fixtures in various locations.

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Landscape Maintenance

Represents the maintenance of the landscaping within the common areas of the District.

Landscape Replacement & Enhancement

Represents the estimated cost of replacing landscaping within the common areas of the District. This includes annual mulching and yearly general plant and sod replacements.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Field Repairs & Maintenance

The estimated costs that the District will incur for repairs and maintenance. This includes sidewalks, roads, fences, lighting features, and monuments.

Contingency

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

North Boulevard Community Development District General Fund Budget

Amenity Expenses

Inter-Governmental Expense – Holly Hill Road East CDD

The District entered into an Interlocal Agreement with Holly Hill Road East Community Development District (CDD) for the use of their amenity facilities. This cost is based on the overall amenity budget of Holly Hill Road East CDD.

Trash Collection

Represents the cost incurred for waste collection throughout the district.

Pest Control

Represents the cost incurred for pest control throughout the district.

Playground Improvements

Represents the cost incurred for the playground.

Other Financing Sources/Uses

Capital Reserve

Represents projected excess funds transfer out to the Capital Reserve Fund

North Boulevard
Community Development District
Proposed Budget
Debt Service Fund Series 2017

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax Roll	\$ 258,211	\$ 253,194	\$ -	\$ 253,194	\$ 258,211
Interest	\$ 6,000	\$ 4,600	\$ 9,201	\$ 13,801	\$ 6,000
Carry Forward Surplus ⁽¹⁾	\$ 161,143	\$ 161,846	\$ -	\$ 161,846	\$ 183,391
Total Revenues	\$ 425,354	\$ 419,641	\$ 9,201	\$ 428,842	\$ 447,602
Expenditures					
Interest - 11/1	\$ 82,726	\$ 82,726	\$ -	\$ 82,726	\$ 81,086
Principal - 5/1	\$ 80,000	\$ -	\$ 80,000	\$ 80,000	\$ 85,000
Interest - 5/1	\$ 82,726	\$ -	\$ 82,726	\$ 82,726	\$ 81,086
Total Expenditures	\$ 245,451	\$ 82,726	\$ 162,726	\$ 245,451	\$ 247,171
Excess Revenues/(Expenditures)	\$ 179,902	\$ 336,915	\$ (153,525)	\$ 183,391	\$ 200,430

Interest - 11/1 \$ 79,343.13
Total \$ 79,343.13

⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	44.00	\$46,904.14	\$1,066.00	\$1,146.24
Single Family	35.00	\$45,536.15	\$1,301.03	\$1,398.96
Single Family	137.00	\$165,770.60	\$1,210.00	\$1,301.08
		\$258,210.89		

**North Boulevard
Community Development District
Series 2017 Special Assessment Bonds
Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/25	\$ 3,460,000.00	\$ 80,000.00	\$ 82,725.63	
11/01/25	\$ 3,380,000.00	\$ -	\$ 81,085.63	\$ 243,811.25
05/01/26	\$ 3,380,000.00	\$ 85,000.00	\$ 81,085.63	
11/01/26	\$ 3,295,000.00	\$ -	\$ 79,343.13	\$ 245,428.75
05/01/27	\$ 3,295,000.00	\$ 90,000.00	\$ 79,343.13	
11/01/27	\$ 3,205,000.00	\$ -	\$ 77,498.13	\$ 246,841.25
05/01/28	\$ 3,205,000.00	\$ 90,000.00	\$ 77,498.13	
11/01/28	\$ 3,115,000.00	\$ -	\$ 75,653.13	\$ 243,151.25
05/01/29	\$ 3,115,000.00	\$ 95,000.00	\$ 75,653.13	
11/01/29	\$ 3,020,000.00	\$ -	\$ 73,456.25	\$ 244,109.38
05/01/30	\$ 3,020,000.00	\$ 100,000.00	\$ 73,456.25	
11/01/30	\$ 2,920,000.00	\$ -	\$ 71,143.75	\$ 244,600.00
05/01/31	\$ 2,920,000.00	\$ 105,000.00	\$ 71,143.75	
11/01/31	\$ 2,815,000.00	\$ -	\$ 68,715.63	\$ 244,859.38
05/01/32	\$ 2,815,000.00	\$ 110,000.00	\$ 68,715.63	
11/01/32	\$ 2,705,000.00	\$ -	\$ 66,171.88	\$ 244,887.50
05/01/33	\$ 2,705,000.00	\$ 115,000.00	\$ 66,171.88	
11/01/33	\$ 2,590,000.00	\$ -	\$ 63,512.50	\$ 244,684.38
05/01/34	\$ 2,590,000.00	\$ 120,000.00	\$ 63,512.50	
11/01/34	\$ 2,470,000.00	\$ -	\$ 60,737.50	\$ 244,250.00
05/01/35	\$ 2,470,000.00	\$ 125,000.00	\$ 60,737.50	
11/01/35	\$ 2,345,000.00	\$ -	\$ 57,846.88	\$ 243,584.38
05/01/36	\$ 2,345,000.00	\$ 130,000.00	\$ 57,846.88	
11/01/36	\$ 2,215,000.00	\$ -	\$ 54,840.63	\$ 242,687.50
05/01/37	\$ 2,215,000.00	\$ 140,000.00	\$ 54,840.63	
11/01/37	\$ 2,075,000.00	\$ -	\$ 51,603.13	\$ 246,443.75
05/01/38	\$ 2,075,000.00	\$ 145,000.00	\$ 51,603.13	
11/01/38	\$ 1,930,000.00	\$ -	\$ 48,250.00	\$ 244,853.13
05/01/39	\$ 1,930,000.00	\$ 155,000.00	\$ 48,250.00	
11/01/39	\$ 1,775,000.00	\$ -	\$ 44,375.00	\$ 247,625.00
05/01/40	\$ 1,775,000.00	\$ 160,000.00	\$ 44,375.00	
11/01/40	\$ 1,615,000.00	\$ -	\$ 40,375.00	\$ 244,750.00
05/01/41	\$ 1,615,000.00	\$ 170,000.00	\$ 40,375.00	
11/01/41	\$ 1,445,000.00	\$ -	\$ 36,125.00	\$ 246,500.00
05/01/42	\$ 1,445,000.00	\$ 175,000.00	\$ 36,125.00	
11/01/42	\$ 1,270,000.00	\$ -	\$ 31,750.00	\$ 242,875.00
05/01/43	\$ 1,270,000.00	\$ 185,000.00	\$ 31,750.00	
11/01/43	\$ 1,085,000.00	\$ -	\$ 27,125.00	\$ 243,875.00
05/01/44	\$ 1,085,000.00	\$ 195,000.00	\$ 27,125.00	
11/01/44	\$ 890,000.00	\$ -	\$ 22,250.00	\$ 244,375.00
05/01/45	\$ 890,000.00	\$ 205,000.00	\$ 22,250.00	
11/01/45	\$ 685,000.00	\$ -	\$ 17,125.00	\$ 244,375.00
05/01/46	\$ 685,000.00	\$ 215,000.00	\$ 17,125.00	
11/01/46	\$ 470,000.00	\$ -	\$ 11,750.00	\$ 243,875.00
05/01/47	\$ 470,000.00	\$ 230,000.00	\$ 11,750.00	
11/01/47	\$ 240,000.00	\$ -	\$ 6,000.00	\$ 247,750.00
05/01/48	\$ 240,000.00	\$ 240,000.00	\$ 6,000.00	\$ 246,000.00
		\$ 3,460,000.00	\$ 2,416,191.88	\$ 5,876,191.88

North Boulevard
Community Development District
Proposed Budget
Debt Service Fund Series 2019

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax Roll	\$ 209,762	\$ 205,687	\$ -	\$ 205,687	\$ 209,762
Interest	\$ 5,000	\$ 3,668	\$ 7,337	\$ 11,005	\$ 5,000
Carry Forward Surplus ⁽¹⁾	\$ 159,358	\$ 160,169	\$ -	\$ 160,169	\$ 167,293
Total Revenues	\$ 374,120	\$ 369,524	\$ 7,337	\$ 376,861	\$ 382,055
Expenditures					
Interest - 11/1	\$ 77,869	\$ 77,869	\$ -	\$ 77,869	\$ 76,700
Principal - 11/1	\$ 55,000	\$ 55,000	\$ -	\$ 55,000	\$ 55,000
Interest - 5/1	\$ 76,700	\$ -	\$ 76,700	\$ 76,700	\$ 75,394
Total Expenditures	\$ 209,569	\$ 132,869	\$ 76,700	\$ 209,569	\$ 207,094
Excess Revenues/(Expenditures)	\$ 164,551	\$ 236,656	\$ (69,363)	\$ 167,293	\$ 174,961

Interest - 11/1	\$ 75,393.75
Principal - 11/1	\$ 60,000.00
Total	\$ 135,393.75

⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	173.00	\$209,761.95	\$1,212.50	\$1,303.76
		\$209,761.95		

North Boulevard
Community Development District
Series 2019 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/25	\$ 2,795,000.00	\$ -	\$ 76,700.00	
11/01/25	\$ 2,795,000.00	\$ 55,000.00	\$ 76,700.00	\$ 208,400.00
05/01/26	\$ 2,740,000.00	\$ -	\$ 75,393.75	
11/01/26	\$ 2,740,000.00	\$ 60,000.00	\$ 75,393.75	\$ 210,787.50
05/01/27	\$ 2,680,000.00	\$ -	\$ 73,968.75	
11/01/27	\$ 2,680,000.00	\$ 60,000.00	\$ 73,968.75	\$ 207,937.50
05/01/28	\$ 2,620,000.00	\$ -	\$ 72,543.75	
11/01/28	\$ 2,620,000.00	\$ 65,000.00	\$ 72,543.75	\$ 210,087.50
05/01/29	\$ 2,555,000.00	\$ -	\$ 71,000.00	
11/01/29	\$ 2,555,000.00	\$ 65,000.00	\$ 71,000.00	\$ 207,000.00
05/01/30	\$ 2,490,000.00	\$ -	\$ 69,456.25	
11/01/30	\$ 2,490,000.00	\$ 70,000.00	\$ 69,456.25	\$ 208,912.50
05/01/31	\$ 2,420,000.00	\$ -	\$ 67,531.25	
11/01/31	\$ 2,420,000.00	\$ 75,000.00	\$ 67,531.25	\$ 210,062.50
05/01/32	\$ 2,345,000.00	\$ -	\$ 65,468.75	
11/01/32	\$ 2,345,000.00	\$ 80,000.00	\$ 65,468.75	\$ 210,937.50
05/01/33	\$ 2,265,000.00	\$ -	\$ 63,268.75	
11/01/33	\$ 2,265,000.00	\$ 85,000.00	\$ 63,268.75	\$ 211,537.50
05/01/34	\$ 2,180,000.00	\$ -	\$ 60,931.25	
11/01/34	\$ 2,180,000.00	\$ 90,000.00	\$ 60,931.25	\$ 211,862.50
05/01/35	\$ 2,090,000.00	\$ -	\$ 58,456.25	
11/01/35	\$ 2,090,000.00	\$ 95,000.00	\$ 58,456.25	\$ 211,912.50
05/01/36	\$ 1,995,000.00	\$ -	\$ 55,843.75	
11/01/36	\$ 1,995,000.00	\$ 95,000.00	\$ 55,843.75	\$ 206,687.50
05/01/37	\$ 1,900,000.00	\$ -	\$ 53,231.25	
11/01/37	\$ 1,900,000.00	\$ 105,000.00	\$ 53,231.25	\$ 211,462.50
05/01/38	\$ 1,795,000.00	\$ -	\$ 50,343.75	
11/01/38	\$ 1,795,000.00	\$ 110,000.00	\$ 50,343.75	\$ 210,687.50
05/01/39	\$ 1,685,000.00	\$ -	\$ 47,318.75	
11/01/39	\$ 1,685,000.00	\$ 115,000.00	\$ 47,318.75	\$ 209,637.50
05/01/40	\$ 1,570,000.00	\$ -	\$ 44,156.25	
11/01/40	\$ 1,570,000.00	\$ 120,000.00	\$ 44,156.25	\$ 208,312.50
05/01/41	\$ 1,450,000.00	\$ -	\$ 40,781.25	
11/01/41	\$ 1,450,000.00	\$ 130,000.00	\$ 40,781.25	\$ 211,562.50
05/01/42	\$ 1,320,000.00	\$ -	\$ 37,125.00	
11/01/42	\$ 1,320,000.00	\$ 135,000.00	\$ 37,125.00	\$ 209,250.00
05/01/43	\$ 1,185,000.00	\$ -	\$ 33,328.13	
11/01/43	\$ 1,185,000.00	\$ 145,000.00	\$ 33,328.13	\$ 211,656.25
05/01/44	\$ 1,040,000.00	\$ -	\$ 29,250.00	
11/01/44	\$ 1,040,000.00	\$ 150,000.00	\$ 29,250.00	\$ 208,500.00
05/01/45	\$ 890,000.00	\$ -	\$ 25,031.25	
11/01/45	\$ 890,000.00	\$ 160,000.00	\$ 25,031.25	\$ 210,062.50
05/01/46	\$ 730,000.00	\$ -	\$ 20,531.25	
11/01/46	\$ 730,000.00	\$ 170,000.00	\$ 20,531.25	\$ 211,062.50
05/01/47	\$ 560,000.00	\$ -	\$ 15,750.00	
11/01/47	\$ 560,000.00	\$ 175,000.00	\$ 15,750.00	\$ 206,500.00
05/01/48	\$ 385,000.00	\$ -	\$ 10,828.13	
11/01/48	\$ 385,000.00	\$ 185,000.00	\$ 10,828.13	\$ 206,656.25
05/01/49	\$ 200,000.00	\$ -	\$ 5,625.00	
11/01/49	\$ 200,000.00	\$ 200,000.00	\$ 5,625.00	\$ 211,250.00
		\$ 2,795,000.00	\$ 2,447,725.00	\$ 5,242,725.00

North Boulevard

Community Development District

Proposed Budget Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Interest	\$ -	\$ 10	\$ -	\$ 10	\$ -
Carry Forward Surplus	\$ 9,275	\$ -	\$ -	\$ -	\$ 40,010
Total Revenues	\$ 9,275	\$ 10	\$ -	\$ 10	\$ 40,010
Expenditures					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/Uses:					
Transfer In	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 32,490
Total Other Financing Sources/Uses	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 32,490
Excess Revenues/(Expenditures)	\$ 49,275	\$ 10	\$ 40,000	\$ 40,010	\$ 72,500

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (13.5% of the population).

There is a growing awareness of the need to address the needs of older people in the UK. The Department of Health (1999) has published a strategy for older people, which sets out a vision for the future of older people's health and care.

The strategy is based on the following principles: older people should be able to live independently, safely and comfortably; older people should be able to participate in the community; and older people should be able to access the services they need.

The strategy also sets out a number of key objectives, including: to reduce the number of older people who are dependent on others; to improve the quality of life of older people; and to ensure that older people have access to the services they need.

The strategy is a key document for the UK government and is being used to guide the development of policies and services for older people.

The strategy is also being used to guide the development of research and practice in the UK. This paper is one of a number of papers that are being published as part of a research programme on older people's health and care.

The research programme is being funded by the Department of Health and is being led by the Centre for Health Services Research and Analysis, University of Manchester.

The research programme is being carried out in a number of areas, including: the needs of older people; the quality of care for older people; and the effectiveness of services for older people.

The research programme is being carried out in a number of ways, including: conducting research; evaluating services; and developing new services.

The research programme is being carried out in a number of locations, including: Manchester; London; and other parts of the UK.

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Option B

North Boulevard
Community Development District

Proposed Budget
FY 2026



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11	<u>Capital Reserve Fund</u>

North Boulevard

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - On Roll	\$ 431,702	\$ 423,313	\$ 8,389	\$ 431,702	\$ 431,702
Other Income	\$ -	\$ 30	\$ -	\$ 30	\$ -
Total Revenues	\$ 431,702	\$ 423,343	\$ 8,389	\$ 431,732	\$ 431,702
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,200	\$ 8,000	\$ 9,200	\$ 12,000
FICA Expense	\$ -	\$ 15	\$ 612	\$ 627	\$ 918
Engineering Fees	\$ 10,000	\$ 2,490	\$ 4,103	\$ 6,593	\$ 10,000
Dissemination Agent	\$ 6,825	\$ 2,844	\$ 3,981	\$ 6,825	\$ 7,030
Attorney Fees	\$ 19,000	\$ 9,338	\$ 13,073	\$ 22,411	\$ 25,000
Assessment Administration	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 5,408
Annual Audit	\$ 4,900	\$ -	\$ 4,900	\$ 4,900	\$ 5,000
Trustee Fees	\$ 7,780	\$ 3,717	\$ 4,041	\$ 7,758	\$ 8,514
Management Fees	\$ 45,000	\$ 18,750	\$ 26,250	\$ 45,000	\$ 46,350
Information Technology	\$ 1,890	\$ 788	\$ 1,103	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 525	\$ 735	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,100	\$ 287	\$ 455	\$ 742	\$ 1,100
Telephone	\$ 50	\$ -	\$ 50	\$ 50	\$ -
Printing & Binding	\$ 400	\$ 53	\$ 50	\$ 103	\$ 400
Insurance	\$ 8,455	\$ 7,296	\$ -	\$ 7,296	\$ 8,390
Legal Advertising	\$ 5,000	\$ 959	\$ 2,629	\$ 3,588	\$ 5,000
Contingency	\$ 3,000	\$ 242	\$ 665	\$ 907	\$ 3,000
Office Supplies	\$ 100	\$ 1	\$ 25	\$ 26	\$ 100
Dues, Licenses & Fees	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 132,185	\$ 53,930	\$ 70,671	\$ 124,601	\$ 141,629

North Boulevard Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Operation and Maintenance					
<i>Field Expenditures</i>					
Field Management	\$ 8,348	\$ 3,478	\$ 4,869	\$ 8,348	\$ 8,598
Electric	\$ 9,490	\$ 2,359	\$ 4,060	\$ 6,419	\$ 9,490
Streetlights	\$ 30,418	\$ 9,246	\$ 17,500	\$ 26,746	\$ 30,418
Property Insurance	\$ 6,333	\$ 5,064	\$ -	\$ 5,064	\$ 5,824
Landscape Maintenance	\$ 58,860	\$ 19,620	\$ 39,240	\$ 58,860	\$ 60,626
Landscape Replacement & Enhancement	\$ 20,000	\$ 18,000	\$ -	\$ 18,000	\$ 20,000
Irrigation Repairs	\$ 5,500	\$ 5,395	\$ 105	\$ 5,500	\$ 5,500
General Field Repairs & Maintenance	\$ 15,000	\$ 18,170	\$ 2,500	\$ 20,670	\$ 20,000
Contingency	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Subtotal	\$ 163,948	\$ 81,333	\$ 73,274	\$ 154,607	\$ 170,455
<i>Amenity Expenditures</i>					
Inter-Governmental Expense	\$ 92,509	\$ -	\$ 92,509	\$ 92,509	\$ 78,374
Trash Collection	\$ 2,100	\$ 869	\$ 1,217	\$ 2,086	\$ 2,793
Pest Control	\$ 960	\$ -	\$ 960	\$ 960	\$ 960
Playground Improvements-Fence & Sidewalk	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Subtotal	\$ 95,569	\$ 869	\$ 94,686	\$ 95,555	\$ 102,127
Subtotal Operations & Maintenance	\$ 259,517	\$ 82,202	\$ 167,959	\$ 250,161	\$ 272,582
Other Financing Sources/Uses:					
Capital Reserve	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 17,490
Total Other Financing Sources/Uses	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 17,490
Total Expenditures	\$ 431,702	\$ 136,132	\$ 278,630	\$ 414,762	\$ 431,702
Excess Revenues/(Expenditures)	\$ -	\$ 287,211	\$ (270,242)	\$ 16,969	\$ -

Net Assessments	\$431,702
Add: Discounts & Collections 7%	\$32,494
Gross Assessments	\$464,195

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	389.00	389.00	1.00	\$431,701.80	\$1,109.77	\$1,193.30

Product	FY 2026 Gross Per Unit	FY 2025 Gross Per Unit	Increase/(Decrease)
Platted	\$ 1,193.30	\$ 1,193.30	\$ 0.00

North Boulevard Community Development District General Fund Budget

REVENUES:

Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 Supervisors attending 5 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer will provide general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2019 and 2022 bond series. Governmental Management Services – Central Florida, LLC completes these reporting requirements.

Attorney Fees

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Assessment Administration

The District is contracted with Governmental Management Services – Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Trustee Fees

The District will pay annual trustee fees for the Series 2017 and Series 2019 bonds.

North Boulevard Community Development District General Fund Budget

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District’s website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Postage & Delivery

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District’s general liability and public official’s liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Costs for general office supplies needed for the district.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

North Boulevard Community Development District General Fund Budget

Operation and Maintenance

Field Expenditures:

Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Street Lights

Encompasses the budgeted amount for the District's decorative light poles and fixtures in various locations.

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Landscape Maintenance

Represents the maintenance of the landscaping within the common areas of the District.

Landscape Replacement & Enhancement

Represents the estimated cost of replacing landscaping within the common areas of the District. This includes annual mulching and yearly general plant and sod replacements.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Field Repairs & Maintenance

The estimated costs that the District will incur for repairs and maintenance. This includes sidewalks, roads, fences, lighting features, and monuments.

Contingency

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

North Boulevard Community Development District General Fund Budget

Amenity Expenses

Inter-Governmental Expense – Holly Hill Road East CDD

The District entered into an Interlocal Agreement with Holly Hill Road East Community Development District (CDD) for the use of their amenity facilities. This cost is based on the overall amenity budget of Holly Hill Road East CDD.

Trash Collection

Represents the cost incurred for waste collection throughout the district.

Pest Control

Represents the cost incurred for pest control throughout the district.

Playground Improvements

Represents the cost incurred for the playground.

Other Financing Sources/Uses

Capital Reserve

Represents projected excess funds transfer out to the Capital Reserve Fund

North Boulevard
Community Development District
Proposed Budget
Debt Service Fund Series 2017

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax Roll	\$ 258,211	\$ 253,194	\$ -	\$ 253,194	\$ 258,211
Interest	\$ 6,000	\$ 4,600	\$ 9,201	\$ 13,801	\$ 6,000
Carry Forward Surplus ⁽¹⁾	\$ 161,143	\$ 161,846	\$ -	\$ 161,846	\$ 183,391
Total Revenues	\$ 425,354	\$ 419,641	\$ 9,201	\$ 428,842	\$ 447,602
Expenditures					
Interest - 11/1	\$ 82,726	\$ 82,726	\$ -	\$ 82,726	\$ 81,086
Principal - 5/1	\$ 80,000	\$ -	\$ 80,000	\$ 80,000	\$ 85,000
Interest - 5/1	\$ 82,726	\$ -	\$ 82,726	\$ 82,726	\$ 81,086
Total Expenditures	\$ 245,451	\$ 82,726	\$ 162,726	\$ 245,451	\$ 247,171
Excess Revenues/(Expenditures)	\$ 179,902	\$ 336,915	\$ (153,525)	\$ 183,391	\$ 200,430

Interest - 11/1 \$ 79,343.13
Total \$ 79,343.13

⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	44.00	\$46,904.14	\$1,066.00	\$1,146.24
Single Family	35.00	\$45,536.15	\$1,301.03	\$1,398.96
Single Family	137.00	\$165,770.60	\$1,210.00	\$1,301.08
		\$258,210.89		

**North Boulevard
Community Development District
Series 2017 Special Assessment Bonds
Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/25	\$ 3,460,000.00	\$ 80,000.00	\$ 82,725.63	
11/01/25	\$ 3,380,000.00	\$ -	\$ 81,085.63	\$ 243,811.25
05/01/26	\$ 3,380,000.00	\$ 85,000.00	\$ 81,085.63	
11/01/26	\$ 3,295,000.00	\$ -	\$ 79,343.13	\$ 245,428.75
05/01/27	\$ 3,295,000.00	\$ 90,000.00	\$ 79,343.13	
11/01/27	\$ 3,205,000.00	\$ -	\$ 77,498.13	\$ 246,841.25
05/01/28	\$ 3,205,000.00	\$ 90,000.00	\$ 77,498.13	
11/01/28	\$ 3,115,000.00	\$ -	\$ 75,653.13	\$ 243,151.25
05/01/29	\$ 3,115,000.00	\$ 95,000.00	\$ 75,653.13	
11/01/29	\$ 3,020,000.00	\$ -	\$ 73,456.25	\$ 244,109.38
05/01/30	\$ 3,020,000.00	\$ 100,000.00	\$ 73,456.25	
11/01/30	\$ 2,920,000.00	\$ -	\$ 71,143.75	\$ 244,600.00
05/01/31	\$ 2,920,000.00	\$ 105,000.00	\$ 71,143.75	
11/01/31	\$ 2,815,000.00	\$ -	\$ 68,715.63	\$ 244,859.38
05/01/32	\$ 2,815,000.00	\$ 110,000.00	\$ 68,715.63	
11/01/32	\$ 2,705,000.00	\$ -	\$ 66,171.88	\$ 244,887.50
05/01/33	\$ 2,705,000.00	\$ 115,000.00	\$ 66,171.88	
11/01/33	\$ 2,590,000.00	\$ -	\$ 63,512.50	\$ 244,684.38
05/01/34	\$ 2,590,000.00	\$ 120,000.00	\$ 63,512.50	
11/01/34	\$ 2,470,000.00	\$ -	\$ 60,737.50	\$ 244,250.00
05/01/35	\$ 2,470,000.00	\$ 125,000.00	\$ 60,737.50	
11/01/35	\$ 2,345,000.00	\$ -	\$ 57,846.88	\$ 243,584.38
05/01/36	\$ 2,345,000.00	\$ 130,000.00	\$ 57,846.88	
11/01/36	\$ 2,215,000.00	\$ -	\$ 54,840.63	\$ 242,687.50
05/01/37	\$ 2,215,000.00	\$ 140,000.00	\$ 54,840.63	
11/01/37	\$ 2,075,000.00	\$ -	\$ 51,603.13	\$ 246,443.75
05/01/38	\$ 2,075,000.00	\$ 145,000.00	\$ 51,603.13	
11/01/38	\$ 1,930,000.00	\$ -	\$ 48,250.00	\$ 244,853.13
05/01/39	\$ 1,930,000.00	\$ 155,000.00	\$ 48,250.00	
11/01/39	\$ 1,775,000.00	\$ -	\$ 44,375.00	\$ 247,625.00
05/01/40	\$ 1,775,000.00	\$ 160,000.00	\$ 44,375.00	
11/01/40	\$ 1,615,000.00	\$ -	\$ 40,375.00	\$ 244,750.00
05/01/41	\$ 1,615,000.00	\$ 170,000.00	\$ 40,375.00	
11/01/41	\$ 1,445,000.00	\$ -	\$ 36,125.00	\$ 246,500.00
05/01/42	\$ 1,445,000.00	\$ 175,000.00	\$ 36,125.00	
11/01/42	\$ 1,270,000.00	\$ -	\$ 31,750.00	\$ 242,875.00
05/01/43	\$ 1,270,000.00	\$ 185,000.00	\$ 31,750.00	
11/01/43	\$ 1,085,000.00	\$ -	\$ 27,125.00	\$ 243,875.00
05/01/44	\$ 1,085,000.00	\$ 195,000.00	\$ 27,125.00	
11/01/44	\$ 890,000.00	\$ -	\$ 22,250.00	\$ 244,375.00
05/01/45	\$ 890,000.00	\$ 205,000.00	\$ 22,250.00	
11/01/45	\$ 685,000.00	\$ -	\$ 17,125.00	\$ 244,375.00
05/01/46	\$ 685,000.00	\$ 215,000.00	\$ 17,125.00	
11/01/46	\$ 470,000.00	\$ -	\$ 11,750.00	\$ 243,875.00
05/01/47	\$ 470,000.00	\$ 230,000.00	\$ 11,750.00	
11/01/47	\$ 240,000.00	\$ -	\$ 6,000.00	\$ 247,750.00
05/01/48	\$ 240,000.00	\$ 240,000.00	\$ 6,000.00	\$ 246,000.00
		\$ 3,460,000.00	\$ 2,416,191.88	\$ 5,876,191.88

North Boulevard
Community Development District
Proposed Budget
Debt Service Fund Series 2019

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax Roll	\$ 209,762	\$ 205,687	\$ -	\$ 205,687	\$ 209,762
Interest	\$ 5,000	\$ 3,668	\$ 7,337	\$ 11,005	\$ 5,000
Carry Forward Surplus ⁽¹⁾	\$ 159,358	\$ 160,169	\$ -	\$ 160,169	\$ 167,293
Total Revenues	\$ 374,120	\$ 369,524	\$ 7,337	\$ 376,861	\$ 382,055
Expenditures					
Interest - 11/1	\$ 77,869	\$ 77,869	\$ -	\$ 77,869	\$ 76,700
Principal - 11/1	\$ 55,000	\$ 55,000	\$ -	\$ 55,000	\$ 55,000
Interest - 5/1	\$ 76,700	\$ -	\$ 76,700	\$ 76,700	\$ 75,394
Total Expenditures	\$ 209,569	\$ 132,869	\$ 76,700	\$ 209,569	\$ 207,094
Excess Revenues/(Expenditures)	\$ 164,551	\$ 236,656	\$ (69,363)	\$ 167,293	\$ 174,961

Interest - 11/1	\$ 75,393.75
Principal - 11/1	\$ 60,000.00
Total	\$ 135,393.75

⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	173.00	\$209,761.95	\$1,212.50	\$1,303.76
		\$209,761.95		

North Boulevard
Community Development District
Series 2019 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/25	\$ 2,795,000.00	\$ -	\$ 76,700.00	
11/01/25	\$ 2,795,000.00	\$ 55,000.00	\$ 76,700.00	\$ 208,400.00
05/01/26	\$ 2,740,000.00	\$ -	\$ 75,393.75	
11/01/26	\$ 2,740,000.00	\$ 60,000.00	\$ 75,393.75	\$ 210,787.50
05/01/27	\$ 2,680,000.00	\$ -	\$ 73,968.75	
11/01/27	\$ 2,680,000.00	\$ 60,000.00	\$ 73,968.75	\$ 207,937.50
05/01/28	\$ 2,620,000.00	\$ -	\$ 72,543.75	
11/01/28	\$ 2,620,000.00	\$ 65,000.00	\$ 72,543.75	\$ 210,087.50
05/01/29	\$ 2,555,000.00	\$ -	\$ 71,000.00	
11/01/29	\$ 2,555,000.00	\$ 65,000.00	\$ 71,000.00	\$ 207,000.00
05/01/30	\$ 2,490,000.00	\$ -	\$ 69,456.25	
11/01/30	\$ 2,490,000.00	\$ 70,000.00	\$ 69,456.25	\$ 208,912.50
05/01/31	\$ 2,420,000.00	\$ -	\$ 67,531.25	
11/01/31	\$ 2,420,000.00	\$ 75,000.00	\$ 67,531.25	\$ 210,062.50
05/01/32	\$ 2,345,000.00	\$ -	\$ 65,468.75	
11/01/32	\$ 2,345,000.00	\$ 80,000.00	\$ 65,468.75	\$ 210,937.50
05/01/33	\$ 2,265,000.00	\$ -	\$ 63,268.75	
11/01/33	\$ 2,265,000.00	\$ 85,000.00	\$ 63,268.75	\$ 211,537.50
05/01/34	\$ 2,180,000.00	\$ -	\$ 60,931.25	
11/01/34	\$ 2,180,000.00	\$ 90,000.00	\$ 60,931.25	\$ 211,862.50
05/01/35	\$ 2,090,000.00	\$ -	\$ 58,456.25	
11/01/35	\$ 2,090,000.00	\$ 95,000.00	\$ 58,456.25	\$ 211,912.50
05/01/36	\$ 1,995,000.00	\$ -	\$ 55,843.75	
11/01/36	\$ 1,995,000.00	\$ 95,000.00	\$ 55,843.75	\$ 206,687.50
05/01/37	\$ 1,900,000.00	\$ -	\$ 53,231.25	
11/01/37	\$ 1,900,000.00	\$ 105,000.00	\$ 53,231.25	\$ 211,462.50
05/01/38	\$ 1,795,000.00	\$ -	\$ 50,343.75	
11/01/38	\$ 1,795,000.00	\$ 110,000.00	\$ 50,343.75	\$ 210,687.50
05/01/39	\$ 1,685,000.00	\$ -	\$ 47,318.75	
11/01/39	\$ 1,685,000.00	\$ 115,000.00	\$ 47,318.75	\$ 209,637.50
05/01/40	\$ 1,570,000.00	\$ -	\$ 44,156.25	
11/01/40	\$ 1,570,000.00	\$ 120,000.00	\$ 44,156.25	\$ 208,312.50
05/01/41	\$ 1,450,000.00	\$ -	\$ 40,781.25	
11/01/41	\$ 1,450,000.00	\$ 130,000.00	\$ 40,781.25	\$ 211,562.50
05/01/42	\$ 1,320,000.00	\$ -	\$ 37,125.00	
11/01/42	\$ 1,320,000.00	\$ 135,000.00	\$ 37,125.00	\$ 209,250.00
05/01/43	\$ 1,185,000.00	\$ -	\$ 33,328.13	
11/01/43	\$ 1,185,000.00	\$ 145,000.00	\$ 33,328.13	\$ 211,656.25
05/01/44	\$ 1,040,000.00	\$ -	\$ 29,250.00	
11/01/44	\$ 1,040,000.00	\$ 150,000.00	\$ 29,250.00	\$ 208,500.00
05/01/45	\$ 890,000.00	\$ -	\$ 25,031.25	
11/01/45	\$ 890,000.00	\$ 160,000.00	\$ 25,031.25	\$ 210,062.50
05/01/46	\$ 730,000.00	\$ -	\$ 20,531.25	
11/01/46	\$ 730,000.00	\$ 170,000.00	\$ 20,531.25	\$ 211,062.50
05/01/47	\$ 560,000.00	\$ -	\$ 15,750.00	
11/01/47	\$ 560,000.00	\$ 175,000.00	\$ 15,750.00	\$ 206,500.00
05/01/48	\$ 385,000.00	\$ -	\$ 10,828.13	
11/01/48	\$ 385,000.00	\$ 185,000.00	\$ 10,828.13	\$ 206,656.25
05/01/49	\$ 200,000.00	\$ -	\$ 5,625.00	
11/01/49	\$ 200,000.00	\$ 200,000.00	\$ 5,625.00	\$ 211,250.00
		\$ 2,795,000.00	\$ 2,447,725.00	\$ 5,242,725.00

North Boulevard

Community Development District

Proposed Budget Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Interest	\$ -	\$ 10	\$ -	\$ 10	\$ -
Carry Forward Surplus	\$ 9,275	\$ -	\$ -	\$ -	\$ 40,010
Total Revenues	\$ 9,275	\$ 10	\$ -	\$ 10	\$ 40,010
Expenditures					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/Uses:					
Transfer In	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 17,490
Total Other Financing Sources/Uses	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 17,490
Excess Revenues/(Expenditures)	\$ 49,275	\$ 10	\$ 40,000	\$ 40,010	\$ 57,500

SECTION VI

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT REMOVING TOW AWAY ZONE DESIGNATION FOR CERTAIN AREAS WITHIN THE DISTRICT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt rules, rates, charges, and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, on August 17, 2023, at a duly noticed public meeting, the District’s Board of Supervisors (“**Board**”) adopted the District’s *Revised Rules Relating to Parking Enforcement* (“**Parking Policy**”), which designates the District’s Tow Away Zones as identified and defined therein; and

WHEREAS, the Board now desires to remove the Tow Away Zone designation for certain areas within the District that were previously designated as Tow Away Zones (as defined in the District’s Parking Policy), so that those areas are no longer designated as Tow Away Zones as shown on the amended map attached hereto as **Exhibit A**; and

WHEREAS, the Board accordingly finds that it is in the best interests of the District to approve the proposed changes as shown in **Exhibit A**.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein.

SECTION 2. The District hereby approves the revised Tow Away Zones (as defined in the District’s Parking Policy) as set forth in **Exhibit A** attached hereto. The remaining provisions of the Parking Policy are unchanged and hereby reaffirmed.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 15TH DAY OF APRIL 2025.

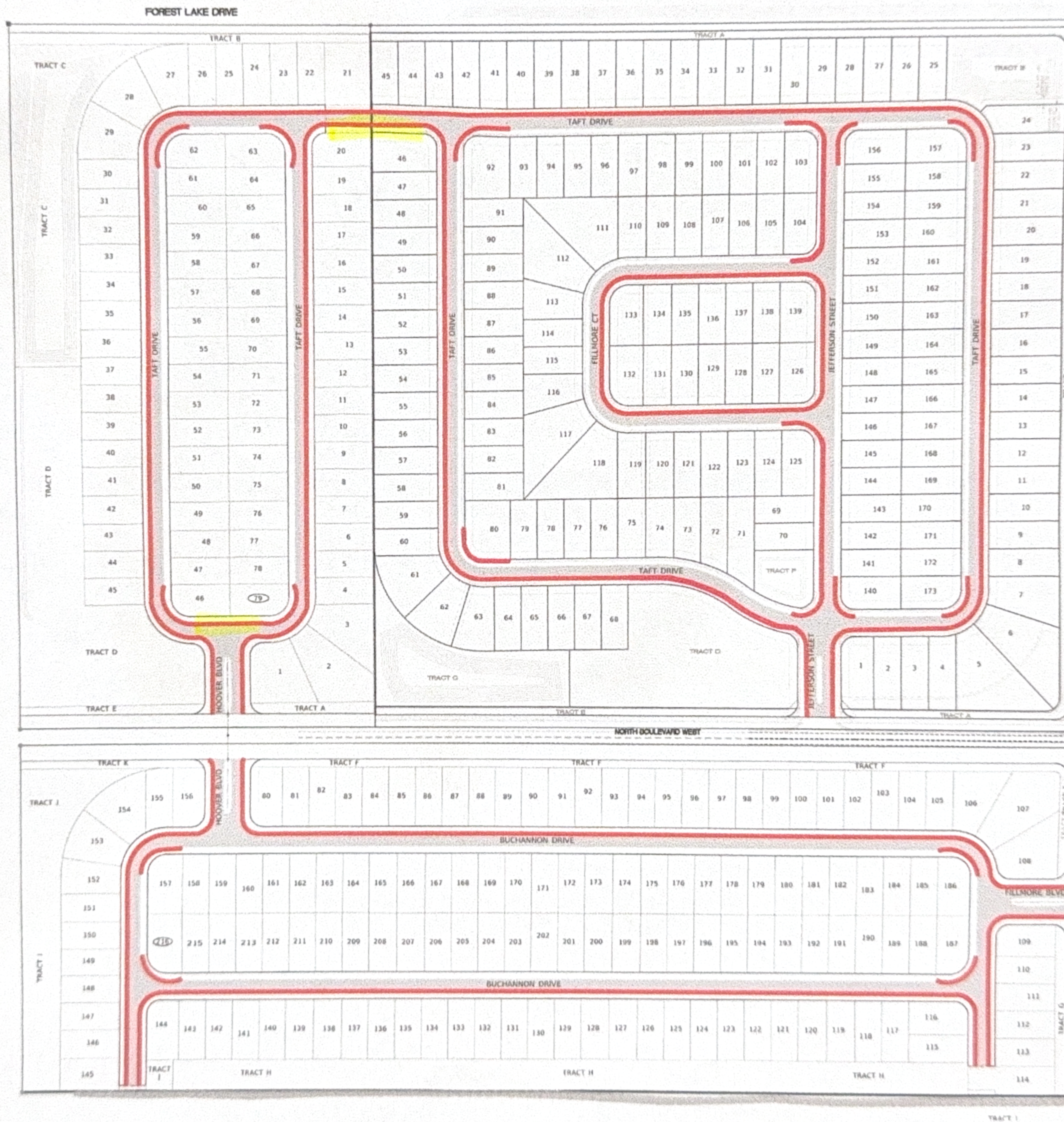
ATTEST:

**NORTH BOULEVARD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Amended Parking Policy Map



LEGEND
 TOW AWAY ZONE

NO.	DATE	REVISIONS

Dennis Wood Engineering
 1325 BARTOW ROAD
 SARASOTA, FL 34237
 PHONE: (813) 941-2344
 FAX: (813) 941-2344
 CELL: (813) 941-5018
 EMAIL: denniswoodengineering@gmail.com

NORTH BLVD
ODD
CITY OF HAWAII CITY
POLK COUNTY, STATE OF FLORIDA

10/17/2023 10:00 AM
 SUBMIT TO THE CITY OF HAWAII CITY FOR REVIEW
 THIS PLAN IS THE PROPERTY OF DENNIS WOOD ENGINEERING AND SHALL BE KEPT IN THE OFFICE OF DENNIS WOOD ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DENNIS WOOD ENGINEERING.

EXHIBIT A
TOW AWAY ZONE
1 OF 1

SECTION VII

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2019 PROJECT IS COMPLETE; DECLARING THE SERIES 2019 PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2019 BONDS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the North Boulevard Community Development District (“**District**”) was established by Ordinance No. 17-1555 by the City Commission of the City of Haines City, Florida (the “**City**”) enacted on April 6, 2017 (the “**Ordinance**”) for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (the “**Board**”) of the District adopted Resolutions 2017-24 and 2019-02 on April 24, 2017, and December 19, 2018, respectively, authorizing the issuance of its North Boulevard Community Development District Special Assessment Revenue Bonds, Series 2019 (Series 2019 Assessment Area) (the “**Series 2019 Bonds**”), for the purpose of funding the construction, installation, and acquisition of public infrastructure, improvements, and services; and

WHEREAS, the Series 2019 Bonds financed a portion of the District’s master project infrastructure for the Series 2019 Assessment Area (the “**Series 2019 Project**”), as such is further identified and described in that certain *North Boulevard Community Development District Engineer’s Report for Capital Improvements*, dated April 2017, as amended by the *First Amendment to the Engineer’s Report*, dated June 2018 which is attached to this Resolution as **Composite Exhibit A** (the “**Engineer’s Report**”); and

WHEREAS, the Engineer’s Report estimates capital costs totaling \$4,772,900.00 for the Series 2019 Project (the “**Total Project Costs**”); and

WHEREAS, pursuant to the terms of the *Master Assessment Methodology Report*, dated May 19, 2017, as supplemented by the *Supplemental Assessment Methodology Report, Phase 2*, dated January 17, 2019, attached to this Resolution as **Composite Exhibit B** (the “**Assessment Methodology**”), the estimated total costs of the Series 2019 Project to be funded by the sale of bonds and secured by assessments, inclusive of capital costs, financing costs, capitalized interest, reserve funds, original issue discounts, and contingencies totaled approximately \$4,335,000; and

WHEREAS, on April 24, 2017, the Board adopted Resolutions 2017-22 and 2017-23, declaring that such Total Project Costs would be defrayed by the imposition of special assessments pursuant to Chapters 170 and 190, *Florida Statutes*, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed; and

WHEREAS, on June 21, 2017, the Board, after notice and public hearing, met as an Equalizing Board pursuant to the provision of Section 170.08, *Florida Statutes*, and adopted Resolution 2017-30, authorizing the projects described therein, equalizing and levying special assessments to defray all or a portion of the Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes*; and

WHEREAS, the Series 2019 Project specially benefits the developable acreage in the District as set forth in Resolution 2019-03 and the Assessment Methodology, and it is reasonable, proper, just and right to assess the portion of the costs of the Series 2019 Project financed with the Series 2019 Bonds to the specially benefitted properties within the District as set forth in Resolution 2019-03 and this Resolution; and

WHEREAS, pursuant to Chapter 170, Florida Statutes, and the Master Trust Indenture dated October 1, 2017 (the “**Master Indenture**”), as supplemented by that Second Supplemental Trust Indenture dated January 1, 2019 (the “**Second Supplemental Indenture**” and, together with the Master Indenture, the “**Indenture**”) both by and between the District and U.S. Bank National Association, as Trustee, the District Engineer executed and delivered a Certificate of Completion of the Series 2019 Project dated March 19, 2025, (the “**Engineer’s Certification**”) attached hereto as **Exhibit C**, wherein the District Engineer certified the Series 2019 Project to be complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer’s Certification evidencing the completion date of the Series 2019 Project as described above, the Board desires to certify the Series 2019 Project complete in accordance with the Indenture; and

WHEREAS, the actual costs incurred to complete the Series 2019 Project did not exceed all amounts on deposit in the 2019 Acquisition and Construction Fund within the Acquisition and Construction Fund. Of the remaining balance of Zero Dollars and Zero Cents (\$0.00) in the 2019 Acquisition and Construction Fund within the Acquisition and Construction Fund, Zero Dollars and Zero Cents (\$0.00) in such 2019 Acquisition and Construction Fund is reserved by the District for the payment of the remaining Costs of the Series 2019 Project.

NOW, THEREFORE, be it resolved by the Board of Supervisors of the North Boulevard Community Development District:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170 and 190, Florida Statutes, and in accordance with the provisions of Resolution 2019-03, as supplemented.

SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE SERIES 2019 PROJECT. The Board of Supervisors hereby accepts the Engineer’s Certification, attached hereto as **Exhibit C**, certifying the Series 2019 Project complete and upon reliance thereon, certifies the Series 2019 Project complete in accordance with Resolution 2019-03 and the Indenture. The

Completion Date, as that term is defined in the Indenture, for the Series 2019 Project shall be the date of the Engineer's Certification.

SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2019 BONDS. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2019-03, special assessments securing the Series 2019 Bonds are to be credited the difference in the assessment as originally made, approved, and confirmed and the proportionate part of the total actual costs of the Series 2019 Project. The remaining balance of the 2019 Acquisition and Construction Account within the 2019 Acquisition and Construction Fund, together with any interest earning therein, shall be retained by the District to complete the Series 2019 Project, pursuant to Section 4.01(a) of the Second Supplemental Indenture, dated as of January 1, 2019. **Exhibit D** attached hereto and incorporated herein by this reference reflects the amortization schedule of the Series 2019 Bonds after the closing of the 2019 Acquisition and Construction Account within the 2019 Acquisition and Construction Fund. As provided in Resolution 2019-03, the assessments levied reflect the outstanding debt due on the Series 2019 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2019-03, the special assessments on parcels specially benefitted by the Series 2019 Project are hereby finalized in accordance with the Assessment Methodology, attached hereto as **Composite Exhibit B**, which reflects the assessments on the parcels benefitted by the Series 2019 Bonds.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2019-03, which remains in full force and effect. This Resolution and Resolution 2019-03 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

SECTION 7. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 8. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED this 18th day of March 2025.

ATTEST:

**NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

- Comp. Exhibit A: *North Boulevard Community Development District Engineer's Report for Capital Improvements*, dated April 2017, as amended by the *First Amendment to the Engineer's Report*, dated June 2018
- Comp. Exhibit B: *Master Assessment Methodology Report*, dated May 19, 2017, as supplemented by the *Supplemental Assessment Methodology Report, Phase 2*, dated January 17, 2019
- Exhibit C: Engineer's Certification, dated March 19, 2025
- Exhibit D: Amortization Schedule of the Series 2019 Bonds

EXHIBIT A

North Boulevard Community Development District Engineer's Report for Capital Improvements, dated April 2017, as amended by the First Amendment to the Engineer's Report, dated June 2018

EXHIBIT B

Master Assessment Methodology Report, dated May 19, 2017, as supplemented by the
Supplemental Assessment Methodology Report, Phase 2, dated January 17, 2019

EXHIBIT C

Engineer's Certification

NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT
DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION OF THE
SERIES 2019 PROJECT

February 19, 2025

North Boulevard Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801

Re: Certification of Completion
North Boulevard Community Development District
Series 2019 Bonds – Series 2019 Project

This certificate is furnished in accordance with Section 5.01(c) of the Master Trust Indenture dated October 1, 2017 (the "**Master Indenture**"), between the North Boulevard Community Development District (the "**District**") and U.S. Bank National Association (the "**Trustee**") and is intended to evidence the completion of the Series 2019 Project, as both terms are defined in the Master Indenture, as supplemented by that certain Second Supplemental Trust Indenture dated January 1, 2019 (together with the Master Indenture, the "**Indenture**"), and as further described in that certain *North Boulevard Community Development District Engineer's Report for Capital Improvements*, dated April 2017, as amended by the *First Amendment to the Engineer's Report*, dated June 2018, and undertaken by the District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture.

- I. The Series 2019 Project to the best of my knowledge has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Series 2019 Project have been paid for and acknowledgments of such payments have been obtained from all contractors and suppliers.
- II. All other facilities necessary in connection with the Series 2019 Project have been constructed, acquired, and installed in accordance with the specifications therefore and all costs and expenses incurred in connection therewith ("**Cost**") have been paid or adequate provision has been made for such payment by the District.
- III. The plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Series 2019 Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. Of the remaining balance of Zero Dollars and Zero Cents (\$0.00) in the 2019 Acquisition and Construction Fund within the Acquisition and Construction Fund, Zero Dollars and

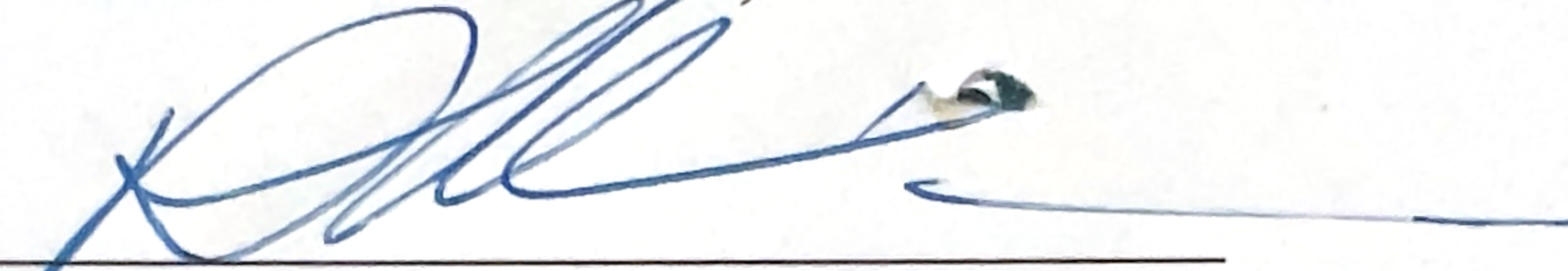
Zero Cents (\$0.00) in such 2019 Acquisition and Construction Fund is hereby reserved by the Issuer for the payment of the remaining Costs of the Series 2019 Project.

- IV. The total Cost of the Series 2019 Project was less than the amount deposited in the 2019 Acquisition and Construction Fund within the Acquisition and Construction Fund resulting in an excess of proceeds from the Series 2019 Bonds in the 2019 Acquisition and Construction Fund within the Acquisition and Construction Fund.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate or which may subsequently come into being.

Dated: March 19, 2025

DEWBERRY ENGINEERS, INC.


By: Reinardo Malave, PE, District Engineer

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me this 21 day of MARCH, 2025, by Reinardo Malave, PE, District Engineer of the North Boulevard Community Development District, who is personally known to me or who has produced identification, and did or did not [] take the oath.


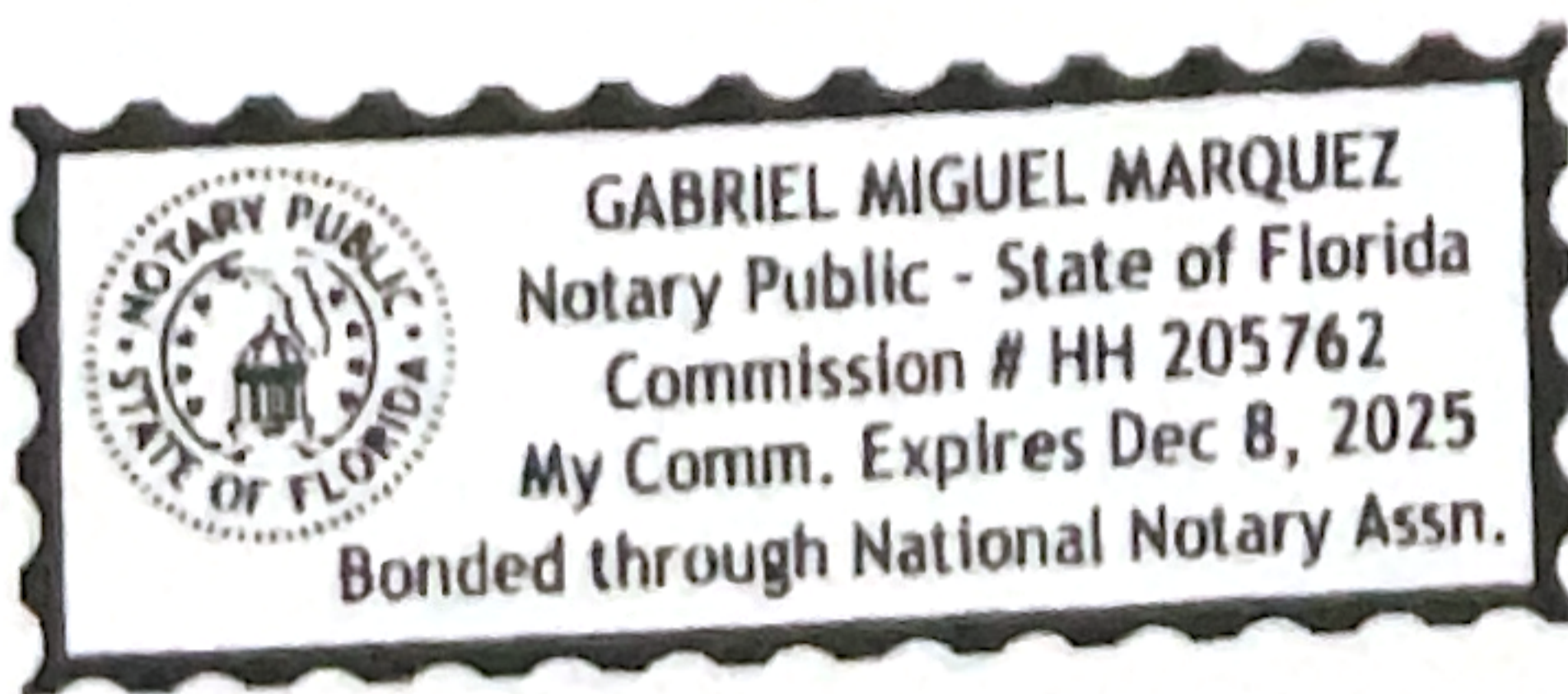

Notary Public, State of Florida
Print Name: GABRIEL MARQUEZ
Commission No.: HH 205762
My Commission Expires: Dec 8, 2025

EXHIBIT D

Amortization Schedule of the Series 2019 Bonds

SECTION VIII

**LICENSE AGREEMENT BY AND BETWEEN
NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT
AND NORTHRIDGE RESERVE HOMEOWNERS' ASSOCIATION, INC.
REGARDING THE USE OF CERTAIN DISTRICT PROPERTY
[Spring 2025 Community Event]**

THIS NON-EXCLUSIVE, REVOCABLE LICENSE AND INDEMNIFICATION AGREEMENT (“**License Agreement**”) is made and entered into this ___ day of April, 2025, by and between:

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

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

RECITALS

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

WHEREAS, the District owns, operates, and maintains certain property designated as recreational open space within the Northridge Reserve subdivision (“**Facilities**”), as shown in **Exhibit A**, attached hereto and incorporated herein by reference; and

WHEREAS, Licensee approached the District and desires to make use of the Facilities (“**License Area**”) for hosting an event for District residents and their guests on April 12, 2025 (“**Event**”); and

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

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

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

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

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

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

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

- A.** Licensee’s access is limited to the License Area as set forth in **Exhibit A**. No other use of or access to the District’s property is permitted. The District does not and cannot confer rights or interests in property outside of the License Area and makes no representations regarding the same. Licensee is solely responsible for obtaining consents and/or permits and meeting all regulatory requirements to utilize non-District property.
- B.** Licensee’s access is limited to the Event taking place on April 12, 2025, from 4:00 p.m. to 10:00 p.m., which includes set-up and take-down.
- C.** The Parties acknowledge that weather conditions may affect the use of the License Area at any given time. The District shall have the right, but not the obligation, to temporarily close the License Area on any given day due to inclement weather, including, but not limited to, rain, lightning, hail, and strong winds. Licensee shall abide by the decision of the District as to the closure of the License Area. Licensee shall be responsible for the safety of its employees, guests, invitees, agents, or participants during such times.
- D.** Licensee’s use of the License Area shall be contemporaneous with the use of the License Area by Patrons (residents, paid users and authorized guests) of the District (as that term is defined in the District’s *Amenity Facilities Policies & Rates*), and the Licensee’s use shall not interfere with the operation of the Property as a public improvement. Further, the Licensee shall not permit outside users and the Event shall be limited to District residents and their guests authorized pursuant to the District’s adopted *Amenity Facilities Policies & Rates*.
- E.** Proper non-permanent signage regarding parking and other information may be used during the term of this License only. Said property shall be restored to the same or better condition after completion of the Event.

- F.** Licensee shall be solely responsible for all preparations necessary for the Event to be held on the License Area. The District and the Licensee agree that all food, beverages, entertainment, security, parking, traffic control, crowd control, capacity determinations and personnel necessary for the Event shall be the sole responsibility of Licensee. Licensee understands and agrees that serving or selling of alcoholic beverages during the Event is strictly prohibited.
- G.** If Licensee utilizes third-party vendors to provide food and/or beverages for the Event, Licensee shall confirm that the vendor(s) holds all required licenses and permits to sell such food and/or beverages and shall require vendors to provide license/permit numbers and copies of licenses to Licensee, including but not limited to:
- i. State of Florida Business Certificate.
 - ii. Polk County Local Business Tax.
 - iii. Food Handling Permit.
 - iv. Food Establishment Permit.
 - v. Mobile Food Permit.
 - vi. Mobile Food Dispensing Vehicle License.
 - vii. Agricultural Dealer's License.
 - viii. Other license or permit, as applicable.
- H.** Licensee's use of the License Area shall be subject to the policies and regulations of the District, including but not limited to the Amenity Policies and Rates, and Licensee acknowledges receipt of all such policies and rules. All promotional materials shall make clear that it is not a District sponsored or affiliated event.
- I.** Licensee agrees to make every reasonable effort to ensure that District property, including the License Area, is not damaged or injured and agrees to assume full responsibility for the use of the License Area by its vendors, contractors, employees, agents, representatives, invitees or attendees during the preparations for, the conducting of, and the cleaning after the Event.
- i. **Repair.** Licensee agrees to maintain, restore, and repair, or cause to be maintained, restored or repaired, any District property which is damaged, destroyed, or otherwise impaired by Licensee's employees, vendors, contractors, agents, representatives, invitees or attendees, incurred during, or as a result of, the preparations for, the conduct of, or the cleaning after the Event.
 - ii. **Cleaning.** Licensee shall be responsible for the costs to clean up the License Area and adjacent District property, including but not limited to proper disposal of trash/debris. Licensee agrees to return the License Area to its pre-Event condition immediately following

the Event, but in no event later than 12:00 p.m. on the immediately succeeding day. Any unattended property or personal belongings may be removed by District staff, with no liability for removing the same, if the same is not removed within twenty-four (24) hours following the Event.

- iii. **District Evaluation.** The District Manager, or his or her designee, may evaluate the License Area after the Event and shall notify Licensee of any cleaning, repair or other restoration deemed necessary as a result of, or arising out of, the event or due to failure by Licensee to comply with the provisions of this Agreement. If Licensee fails, after the notification, to timely perform such cleaning, repair or other restoration to the satisfaction of the District, the District Manager, or his or her designee, may perform, or cause to be performed, such cleaning, repair or other restoration to be made at Licensee's cost, and such cost incurred by the District shall be reimbursed by Licensee upon demand by the District Manager. Such reimbursement shall be made as soon as possible, but in no event later than fourteen (14) days after the District Manager submits the reimbursement for costs.

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

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

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

6. INDEMNIFICATION.

- A.** Licensee (individually and on behalf of all persons in attendance at the Event in any way related to Licensee), by virtue of his or her operation, organization, arrangement or sponsoring of the Event by the Licensee, agrees to defend, indemnify and hold harmless the District and its supervisors, officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, or demands by any person (including Event vendors and participants), corporation or other entity, for any injuries, sickness, disease, death, theft and real or personal property damage of any nature arising out of, or in connection with, the acts or omissions of Licensee (and his or her agents, employees, invitees, and business associates) in connection with the use of the District's property and facilities, participation in the Event, or violation of any laws, rules, and regulations. Should Licensee or any Event vendor bring suit or any claim against the District or its respective officers, agents, staff, supervisors, members or employees in connection with the Event operated, organized, arranged or sponsored by the Licensee or any facility owned by the District, and fail to obtain judgment therein against the District or its respective officers, agents, staff, supervisors, members and employees, Licensee shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including, but not limited to, court costs and attorneys' fees through all appellate proceedings, both in court and out of court). Provided, however, this indemnity excludes any claims or cause of action arising from or related to the District's gross negligence or willful misconduct. Licensee further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute, and nothing in this License Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
- B.** Obligations under this License Agreement shall include, but are not limited to, all costs including the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation and other related expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interests accrued against the District.
- C.** In the event that the District is required to enforce this License Agreement by court proceedings or otherwise, then the District shall be entitled to recover from Licensee all costs incurred, including reasonable attorneys' fees.

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

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

IF LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, OR 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

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

10. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this License Agreement shall not affect the validity or enforceability of the remaining portions

of this License Agreement, or any part of this License Agreement not held to be invalid or unenforceable.

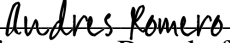
11. NO TRANSFER OR ASSIGNMENT. The License shall be for the sole use by Licensee and shall not be assigned or transferred without the prior written consent of the District in its sole discretion. A transfer or assignment of all or any part of the License without such prior written consent shall be void.

12. ENTIRE AGREEMENT. This is the entire License Agreement of the Parties, and it may not be amended except in writing signed by both Parties. This License Agreement supersedes any prior License Agreement between the District and Licensee regarding the use of the License Area for the April 12, 2025, Event.

[Signatures on the following page]


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

**NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:


Chairperson, Board of Supervisors

**NORTHRIDGE RESERVE HOMEOWNERS'
ASSOCIATION, INC.**

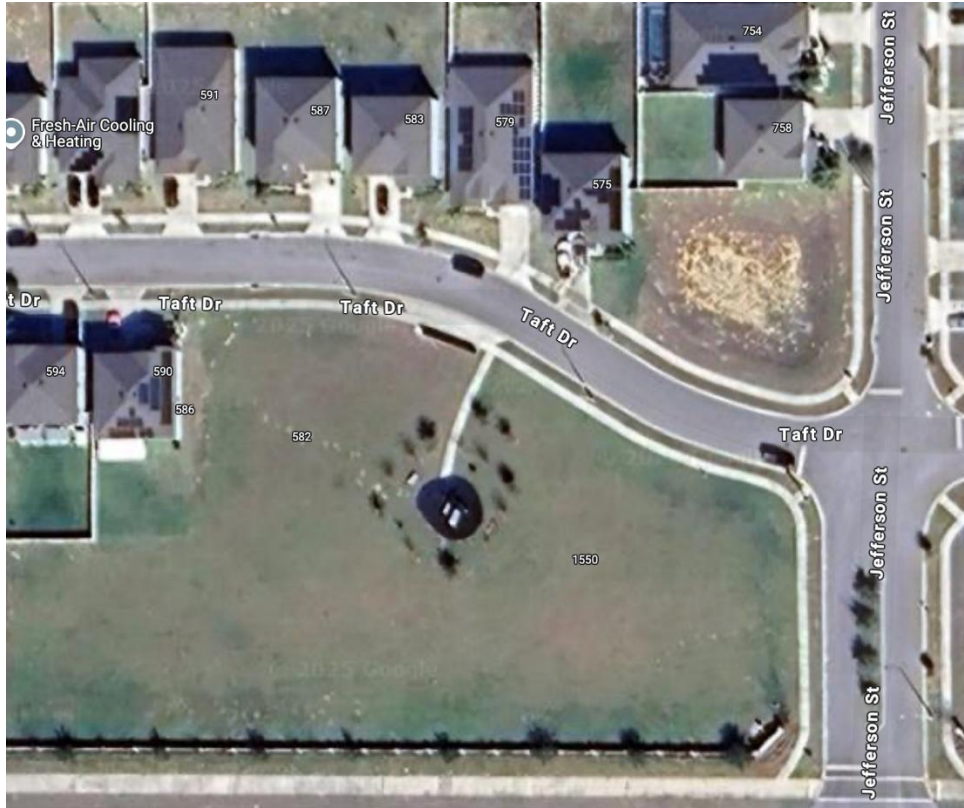
Signed by:


By: Stephanie Mahoney
Its: Community Manager

Exhibit A: License Area

Exhibit A
License Area

The License Area shall consist of the recreational open space adjacent to the playground area, as shown in the image below.



SECTION XII

SECTION C

*This item will be provided under
separate cover*

SECTION 1

SECTION D

SECTION 1

Auburn Lakes Community Development District

Summary of Check Register

October 01, 2024 through March 26, 2025

Bank	Date	Check No.'s		Amount
General Fund	2/21/25	486-491	\$	17,324.37
	2/26/25	492	\$	4,905.00
			\$	22,229.37

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/21/25	00019	2/01/25	167	202502	310-51300-34000		MGMT FEES-FEB 25	*	3,750.00		
2/01/25		167	202502	310-51300-35200		WEBSITE ADMIN-FEB 25	*	105.00			
2/01/25		167	202502	310-51300-35100		INFO TECH-FEB 25	*	157.50			
2/01/25		167	202502	310-51300-31300		DIS AGENT SVCS-FEB 25	*	568.75			
2/01/25		167	202502	310-51300-51000		OFFICE SUPPLIES-FEB 25	*	.27			
2/01/25		167	202502	310-51300-42000		POSTAGE-FEB 25	*	6.24			
2/01/25		167	202502	310-51300-42500		COPIES-FEB 25	*	5.10			
2/01/25		168	202502	320-53800-12000		FIELD MGMT-FEB 25	*	695.67			
GOVERNMENTAL MANAGEMENT SERVICES-CF										5,288.53	000486
2/21/25	00027	2/17/25	02172025	202502	300-20700-10000		TRANSFER OF TAX RCPT S17	*	1,361.80		
NORTH BOULEVARD CDD										1,361.80	000487
2/21/25	00028	2/17/25	02172025	202502	300-20700-10000		TRANSFER OF TAX RCPT S19	*	1,106.28		
NORTH BOULEVARD CDD										1,106.28	000488
2/21/25	00055	1/17/25	2025--NR	202501	320-53800-48000		GEN REPAIRS&MNTNCE-2/25	*	9,300.00		
PINEAPPLE SERVICES LLC										9,300.00	000489
2/21/25	00039	2/01/25	NB2235	202502	330-57200-48201		TRASH COLLECTION 2/25	*	180.76		
POOP BANDIT										180.76	000490
2/21/25	00035	1/20/25	16125	202501	320-53800-47300		RPLC SPRAY W/NOZZLES	*	87.00		
PRINCE & SONS INC.										87.00	000491
2/26/25	00035	2/01/25	16276	202502	320-53800-46200		LANDSCAPE MAINT-FEB25	*	4,905.00		
PRINCE & SONS INC.										4,905.00	000492
TOTAL FOR BANK A									22,229.37		
TOTAL FOR REGISTER									22,229.37		

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SECTION 2

North Boulevard
Community Development District

Unaudited Financial Reporting
February 28, 2025



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North Boulevard
Community Development District
Combined Balance Sheet
February 28, 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>
Assets:					
Operating Account	\$ 428,342	\$ 29,396	\$ -	\$ -	\$ 457,738
Due From General Fund	\$ -	\$ -	\$ 714	\$ -	\$ 714
Deposits	\$ 960	\$ -	\$ -	\$ -	\$ 960
Investments:					
<u>Series 2017</u>					
Reserve	\$ -	\$ -	\$ 123,875	\$ -	\$ 123,875
Revenue	\$ -	\$ -	\$ 335,714	\$ -	\$ 335,714
Redemption	\$ -	\$ -	\$ 808	\$ -	\$ 808
<u>Series 2019</u>					
Reserve	\$ -	\$ -	\$ 105,956	\$ -	\$ 105,956
Revenue	\$ -	\$ -	\$ 236,174	\$ -	\$ 236,174
Prepayment	\$ -	\$ -	\$ 162	\$ -	\$ 162
Total Assets	\$ 429,302	\$ 29,396	\$ 803,403	\$ -	\$ 1,262,100
Liabilities:					
Accounts Payable	\$ 6,837	\$ -	\$ -	\$ -	\$ 6,837
FICA Payable	\$ 31	\$ -	\$ -	\$ -	\$ 31
Due to Debt Service	\$ 714	\$ -	\$ -	\$ -	\$ 714
Total Liabilities	\$ 7,582	\$ -	\$ -	\$ -	\$ 7,582
Fund Balance:					
Assigned For:					
Debt Service - Series 2017	\$ -	\$ -	\$ 460,791	\$ -	\$ 460,791
Debt Service - Series 2019	\$ -	\$ -	\$ 342,612	\$ -	\$ 342,612
Restricted For:					
Capital Reserve	\$ -	\$ 29,394	\$ -	\$ -	\$ 29,394
Unassigned	\$ 421,720	\$ -	\$ -	\$ -	\$ 421,720
Total Fund Balances	\$ 421,720	\$ 29,394	\$ 803,403	\$ -	\$ 1,254,516
Total Liabilities & Fund Balance	\$ 429,302	\$ 29,394	\$ 803,403	\$ -	\$ 1,262,098

North Boulevard

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 431,702	\$ 423,313	\$ 423,313	\$ -
Other Income	\$ -	\$ -	\$ 30	\$ 30
Total Revenues	\$ 431,702	\$ 423,313	\$ 423,343	\$ 30
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,200	\$ 3,800
FICA Expense	\$ -	\$ -	\$ 15	\$ (15)
Engineering Fees	\$ 10,000	\$ 4,167	\$ 2,490	\$ 1,677
Dissemination Agent	\$ 6,825	\$ 2,844	\$ 2,844	\$ -
Attorney Fees	\$ 19,000	\$ 7,917	\$ 9,338	\$ (1,421)
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Annual Audit	\$ 4,900	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,780	\$ 3,717	\$ 3,717	\$ -
Management Fees	\$ 45,000	\$ 18,750	\$ 18,750	\$ -
Information Technology	\$ 1,890	\$ 788	\$ 788	\$ -
Website Maintenance	\$ 1,260	\$ 525	\$ 525	\$ -
Postage & Delivery	\$ 1,100	\$ 458	\$ 287	\$ 171
Telephone	\$ 50	\$ 21	\$ -	\$ 21
Printing & Binding	\$ 400	\$ 167	\$ 53	\$ 113
Insurance	\$ 8,455	\$ 8,455	\$ 7,296	\$ 1,159
Legal Advertising	\$ 5,000	\$ 2,083	\$ 959	\$ 1,124
Contingency	\$ 3,000	\$ 1,250	\$ 242	\$ 1,008
Office Supplies	\$ 100	\$ 42	\$ 1	\$ 41
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 132,185	\$ 61,608	\$ 53,930	\$ 7,678

North Boulevard

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 8,348	\$ 3,478	\$ 3,478	\$ -
Electric	\$ 9,490	\$ 3,954	\$ 2,359	\$ 1,596
Streetlights	\$ 30,418	\$ 12,674	\$ 9,246	\$ 3,428
Property Insurance	\$ 6,333	\$ 6,333	\$ 5,064	\$ 1,269
Landscape Maintenance	\$ 58,860	\$ 24,525	\$ 19,620	\$ 4,905
Landscape Replacement & Enhancement	\$ 20,000	\$ 20,000	\$ 18,000	\$ 2,000
Irrigation Repairs	\$ 5,500	\$ 2,292	\$ 5,395	\$ (3,104)
General Field Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ 18,170	\$ (3,170)
Contingency	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Subtotal	\$ 163,948	\$ 92,423	\$ 81,333	\$ 11,090
Amenity Expenses				
Inter-Governmental Expense	\$ 92,509	\$ -	\$ -	\$ -
Trash Collections	\$ 2,100	\$ 875	\$ 869	\$ 6
Pest Control	\$ 960	\$ 400	\$ -	\$ 400
Subtotal	\$ 95,569	\$ 1,275	\$ 869	\$ 406
Total O&M Expenses:	\$ 259,517	\$ 93,698	\$ 82,202	\$ 11,496
Total Expenditures	\$ 391,702	\$ 155,305	\$ 136,132	\$ 19,173
<u>Other Financing Sources/Uses:</u>				
Capital Reserve	\$ (40,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ (40,000)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 287,211	
Fund Balance - Beginning	\$ -		\$ 134,509	
Fund Balance - Ending	\$ -		\$ 421,720	

North Boulevard

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 258,211	\$ 253,194	\$ 253,194	\$ -
Interest	\$ 6,000	\$ 4,600	\$ 4,600	\$ -
Total Revenues	\$ 264,211	\$ 257,795	\$ 257,795	\$ -
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		\$ 175,070	
Fund Balance - Beginning	\$ 161,143		\$ 285,721	
Fund Balance - Ending	\$ 179,902		\$ 460,791	

North Boulevard

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 209,762	\$ 205,687	\$ 205,687	\$ -
Interest	\$ 5,000	\$ 3,668	\$ 3,668	\$ -
Total Revenues	\$ 214,762	\$ 209,355	\$ 209,355	\$ -
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		\$ 76,487	
Fund Balance - Beginning	\$ 159,358		\$ 266,125	
Fund Balance - Ending	\$ 164,551		\$ 342,612	

North Boulevard

Community Development District Capital Projects Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	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)	\$ -		\$ (3,858)	
Fund Balance - Beginning	\$ -		\$ 3,858	
Fund Balance - Ending	\$ -		\$ -	

North Boulevard
Community Development District
Capital Reserve Projects
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 10	\$ 10
Total Revenues	\$ -	\$ -	\$ 10	\$ 10
Expenditures:				
Contingency	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources:				
Transfer In/(Out)	\$ 40,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 40,000	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 40,000		\$ 10	
Fund Balance - Beginning	\$ 9,275		\$ 29,384	
Fund Balance - Ending	\$ 49,275		\$ 29,394	

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	\$ 401,788	\$ 5,181	\$ 2,936	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 423,313
Other Income	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30
Total Revenues	\$ 30	\$ 13,408	\$ 401,788	\$ 5,181	\$ 2,936	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 423,343
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ 400	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Engineering Fees	\$ 710	\$ 360	\$ 720	\$ 180	\$ 520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,490
Dissemination Agent	\$ 569	\$ 569	\$ 569	\$ 569	\$ 569	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,844
Attorney Fees	\$ 2,345	\$ 962	\$ 1,028	\$ 1,787	\$ 3,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,338
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ 3,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,717
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,750
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525
Postage & Delivery	\$ 58	\$ 26	\$ 45	\$ 152	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 287
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ 48	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53
Insurance	\$ 7,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,296
Legal Advertising	\$ -	\$ 959	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 959
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 76	\$ 40	\$ 41	\$ 40	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 242
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 21,092	\$ 11,046	\$ 6,463	\$ 6,741	\$ 8,589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,930

North Boulevard
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operation and Maintenance</i>													
Field Expenses													
Field Management	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,478
Electric	\$ 464	\$ 475	\$ 425	\$ 493	\$ 502	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,359
Streetlights	\$ 1,855	\$ 1,846	\$ 1,834	\$ 1,866	\$ 1,845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,246
Property Insurance	\$ 5,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,064
Landscape Maintenance	\$ -	\$ 4,905	\$ 4,905	\$ 4,905	\$ 4,905	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,620
Landscape Replacement	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000
Irrigation Repairs	\$ 4,905	\$ 141	\$ 123	\$ 87	\$ 139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,395
General Repairs & Maintenance	\$ 1,600	\$ 927	\$ 5,699	\$ 9,945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,170
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 32,584	\$ 8,989	\$ 13,682	\$ 17,991	\$ 8,086	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,333
Amenity Expenses													
Inter-Governmental Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trash Collection	\$ 166	\$ 175	\$ 166	\$ 181	\$ 181	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 869
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 166	\$ 175	\$ 166	\$ 181	\$ 181	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 869
Total O&M Expenses:	\$ 32,750	\$ 9,164	\$ 13,848	\$ 18,172	\$ 8,267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,202
Total Expenditures	\$ 53,842	\$ 20,210	\$ 20,311	\$ 24,913	\$ 16,856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,132
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (53,812)	\$ (6,802)	\$ 381,477	\$ (19,731)	\$ (13,920)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 287,211

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						
02/03/25	10/01/24-12/31/24	\$0.00	\$0.00	\$0.00	\$1,373.43	\$0.00	\$ 1,373.43	\$ 659.03	\$ 394.18	\$ 320.22	\$ 1,373.43						
02/10/25	01/01/25-01/31/25	\$4,991.44	(\$149.76)	(\$96.83)	\$0.00	\$0.00	\$ 4,744.85	\$ 2,276.77	\$ 1,361.80	\$ 1,106.28	\$ 4,744.85						
Total		\$ 949,466.59	\$ (37,745.69)	\$ (18,234.42)	\$ 1,373.43	\$ (12,665.43)	\$ 882,194.48	\$423,313.24	\$ 253,194.46	\$ 205,686.78	\$ 882,194.48						

98%	Net Percent Collected
\$ 17,478.50	Balance Remaining to Collect

North Boulevard

Community Development District

Long Term Debt Report

Series 2017, Special Assessment Revenue Bonds	
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)
Current Bonds Outstanding	\$3,460,000

Series 2019, Special Assessment Revenue Bonds	
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)
Current Bonds Outstanding	\$2,795,000

AUDIT COMMITTEE MEETING

SECTION A

**NORTH BOULEVARD COMMUNITY DEVELOPMENT
DISTRICT REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2025
Polk County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than Friday, June 27, 2025 at the offices of:

Governmental Management Services – Central Florida, LLC, Attn: Monica Virgen/ Brittany Brookes, District Manager, 219 East Livingston Street, Orlando, Florida 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "**Auditing Services- North Boulevard Community Development District**" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include résumés for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including résumés with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Years 2025, 2026, 2027, 2028, and 2029. The District intends to enter into five (5) separate one-year agreements
- E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION B

NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The North Boulevard Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional annual renewals. The District is a local unit of special purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing and maintaining public infrastructure. The District is located in Polk County, Florida. The District currently has an operating budget of approximately \$431,702. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 1, 2026.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal package, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC Attn: Monica Virgen, District Manager, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "**Auditing Services – North Boulevard Community Development District.**"

Proposals must be received by **5:00 PM on Friday, June 27, 2025**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

District Manager
Governmental Management Services – Central Florida, LLC