

***North Boulevard  
Community Development District***

***Agenda***

***May 20, 2025***

# AGENDA

# *North Boulevard*

## *Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

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

May 13, 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, May 20, 2025 at 11:30 AM** at the **Holiday Inn Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

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

**Zoom Video Link:** <https://us06web.zoom.us/j/85434991526>

**Zoom Call-In Information:** 1-646-931-3860      **Meeting ID:** 854 3499 1526

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 15, 2025, Board of Supervisors Meeting
4. Consideration of Resolution 2025-11 Setting Public Hearing to Update Parking Policies
5. Consideration of Proposal for Reserve Study Analysis
6. Discussion of Meeting Schedule
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Registered Voters- 629
8. Other Business
9. Supervisors Requests
10. Adjournment

# MINUTES

**MINUTES OF MEETING  
NORTH BOULEVARD  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Boulevard Community Development District was held Tuesday, **April 15, 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  
Ron Orenstein  
Adam Rhinehart  
Rheah Bridges  
Emily Cassidy

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Monica Virgen  
Savannah Hancock *by Zoom*  
Meredith Hammock *by Zoom*  
Marshall Tindall  
Joey Duncan *by Zoom*

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Virgen called the meeting to order and called the roll. Five 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**

**Public Hearing for Easement Variance Policy**

**A. Consideration of Resolution 2025-07 Adopting a Policy Related to Improvements Within District Easements**

Ms. Virgen asked for a motion to open the public hearing on the Easement Variance Policy.

On MOTION by Mr. Rhinehart, seconded by Ms. Cassidy, with all in favor, Opening the Public Hearing, was approved.
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Ms. Virgen stated that the Board set the public hearing for today's date to consider a policy whereby if residents wanted to change their fences to impede on an easement in favor of the District, the District could review those applications and then either approve or deny that. Resolution 2025-07 provides for the expenses associated with reviewing and processing the applications for the easement variances. On page nine of the agenda, you'll see the actual variance policy. We are proposing that the resident would submit the application form to the District management team, pay a \$75 fee to offset the cost of reviewing, and then management would then provide the requester with approval or denial. If the request is denied, the requester may appeal the denial at the next Board of Supervisors meeting, and the Board's decision is the final decision after that.

Ms. Hancock stated this policy would basically allow residents to apply to either construct a fence across one of our easements, maybe in their backyard, or potentially tie into any District fences or walls that are at the back of their property. We heard there was a concern about this, that people were building fences and basically creating two back walls and then there was the little strip of grass that nobody could really get in to mow. We are hoping this alleviates that problem. The \$75 fee will cover any costs that are required for engineering or legal to review it and draft any documents because this would require an agreement to be drafted and recorded in the public record.

Ms. Virgen stated that there were no public comments at this time and asked for a motion to close the public hearing.

On MOTION by Mr. Rhinehart, seconded by Ms. Cassidy, with all in favor, Closing the Public Hearing, was approved.
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Ms. Virgen stated this item was ready for Board discussion or approval.

On MOTION by Mr. Romero, seconded by Ms. Bridges, with all in favor, Resolution 2025-07 Adopting a Policy Related to Improvements withing District Easements, was approved.

**FOURTH ORDER OF BUSINESS**

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

Ms. Virgen presented the minutes of March 18, 2025 Board of Supervisors meeting. District staff has reviewed the minutes. She offered to take comments or corrections. The Board had no changes to the minutes.

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

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-08  
Approving the Fiscal Year 2026 Proposed  
Budget and Setting a Public Hearing to  
Adopt**

Ms. Virgen stated that approval of this resolution will approve the proposed budget that is attached to the resolution as Exhibit A. It will also set your public hearing for July 15, 2025, at 11:30 a.m. at this location here at the Holiday Inn Winter Haven, 200 Cypress Gardens Blvd. Winter Haven, Florida, 33880. We will need to confirm a quorum for this date, we need to have three Board members in person.

Ms. Virgen stated approval of this resolution would also direct District staff to transmit the proposed budget to Polk County at least 60 days prior to the date of the public hearing that is set. This also allows District staff to post the proposed budget on the District website and to publish a notice of the public hearing in a newspaper of general circulation.

Ms. Virgen stated this budget approval just sets the cap for assessments. If the Board approves the budgeted amount, the individual line items can change, can go up or down. The assessment level for residents cannot be increased beyond what is noticed in this budget if approved.

Ms. Virgen stated at the last Board meeting, the Board asked for two options to present. We have option A and option B. Option A is on page 18 of the agenda package and option B starts on page 32. She noted the difference will just be the improvements that we have been discussing in the past

in previous meetings, which are to add fences around the playgrounds and or a sidewalk on the Northridge Estates playground to match the Northridge Reserve side.

Ms. Virgen stated in Option A for Fiscal Year 2026 we are proposing a budget of \$431,702. This is the exact number that is listed on the Fiscal Year 2025 column that was adopted so we are proposing no increase to the assessments for this year. Ms. Virgen stated they are proposing a 3% increase to the field management. The landscape maintenance contract has increased based on estimates from the vendor. Other than that, for the most part, the field expenditures are remaining pretty much the same.

Ms. Virgen pointed out the playground improvement line item. She stated that is an item that is going to be the difference between Option A and B for Fiscal Year 2026. In Option A we have set \$5,000 and Marshall has also provided a summary of fencing and sidewalk expenditures that the Board can use as a guide for placing numbers into the budget. This would cover one fence. If the Board wanted to adopt Option A, it would cover one fence in Fiscal Year 2026. Then we balance the budget with a capital reserve fund to ensure that there's no increase to resident assessments.

Ms. Virgen stated when the Board is considering increasing assessments to residents, generally, what management advises is to make the increase sustainable for at least three to four years. This is because there are costs to increasing assessments. A mailed notice is required to go out, mailed notice is only required if assessments are being increased. Then there are separate notices for public hearings.

Ms. Virgen stated if the Board wanted to increase the assessments, they can certainly do that today. The resolution that is in the budget would just need to be slightly changed. They would approve it as amended to note the increase in assessments. The resolution would also direct staff to send the mailed notice in accordance with Florida Statutes. We just need to get the exact number that the Board is wanting to increase. So we want to do at least three to four years to sustain that one mailed notice. Typically, if you do that one larger increase, you can put any other excess funds into the Capital Reserve transfer. Board discussion ensued on amount of the increase.

Ms. Virgen stated that she will revise the resolution to include all the information for an increase. Ms. Hancock stated she will have to read the entire new resolution into the record.

Ms. Virgen asked for a motion from the Board to approve an increase to the Fiscal Year 2026 proposed budget and amend the resolution.



On MOTION by Mr. Romero, seconded by Mr. Orenstein, with all in favor, Resolution 2025-08 Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing to Adopt, was approved as amended for the increase.

Ms. Hancock stated this is a resolution of the Board of Supervisors of the North Boulevard Community Development District approving the proposed budget for Fiscal Year 2026, declaring special assessments to fund the proposed budget pursuant to Chapters 170, 190, and 197 of the Florida statutes, setting public hearings, addressing publication, addressing severability and providing an effective date. Whereas the District manager has heretofore prepared and submitted to the Board of Supervisors of the North Boulevard Community Development District prior to June 15<sup>th</sup> of 2025, proposed budgets for the fiscal year beginning October 1<sup>st</sup>, 2025 and ending September 30<sup>th</sup>, 2026. Whereas it is in the best interest of the District to fund the administrative and operations services set forth in the proposed budget by levy of special assessments pursuant to Chapters 170, 190, and 197 Florida statutes as set forth in the preliminary assessment roll included within the proposed budget and whereas the District hereby determines that benefits would accrue to the properties within the District as outlined within the proposed budget in an amount equal to or in excess of the assessments and that such assessments would be fairly and reasonably allocated as set forth in the proposed budget and whereas the Board has considered the proposed budget, including the assessments, and now desires to set the required public hearings thereon. Now, therefore, be it resolved by the Board of Supervisors of the North Boulevard Community Development District; first the proposed budget is approved. The proposed budget prepared by the District manager for Fiscal Year 26 attached to this resolution is Exhibit A hereby approved. It's the basis for conducting a public hearing to adopt set of proposed budget declaring assessments pursuant to Chapters 170, 190, and 197 of the Florida Statutes. The assessment shall defray the cost of services and the total estimated amount set forth in the proposed budget. The nature of and plans and specifications for the services to be funded by the assessments are described in the proposed budget and in any reports of the District engineer, all of which are on file and available for public inspection at the District's office which is Governmental Management Services of Central Florida, at 219 East Livingston Street, Orlando, Florida 32801. The assessments shall be levied within the District on all benefited lots and lands and shall be

apportioned all as described in the proposed budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available public inspection at the District's office. The assessment shall be paid in one or more installment installments pursuant to a bill issued by the District in November of 2025 and pursuant to Chapter 170 Florida statutes or alternatively pursuant to the uniform method as set forth in Chapter 197 of Florida statutes. Setting of the public Hearing pursuant to Chapters 170, 190 and 197 of Florida Statutes; public hearings on the proposed budget and the assessments are hereby declared and set forth on the following date, time, hour and location, July 15<sup>th</sup>, 2025 at 11:30 a.m. at Holiday in Winter Haven, 200 Cypress Gardens Blvd. Winter Haven, Florida. 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 hearings and above. The posting of the proposed budget in accordance with Section 189.016 Florida statutes, the District Secretary is further hereby directed to post the approved proposed budget on the District's website at least two days before the budget hearing is set forth. and shall remain on the website for at least 45 days. Publication of the Notice; the District shall cause this resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, a notice of the public hearing shall be published in the manner prescribed in Florida law. 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, and this resolution shall take effect immediately upon adoption. That is the new resolution for the increase in assessments for Fiscal Year of 2026.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Resolution 2025-09 Removing Tow Away Zone Designation for Certain Areas in the District**

Ms. Virgen stated she provided a handout to all the Board members. This is a map that was provided by Supervisor Bridges last meeting. It shows the highlighted portions of the parking map that are in question. We discussed with a District engineer and he has no objections to revising the parking map as outlined. Approval of this resolution would allow District staff to modify this parking map to include parking on those two yellow highlighted areas and then we would just update the maps that are posted on the District website and update that agreement with the towing vendor as well.

On MOTION by Mr. Romero, seconded by Ms. Bridges, with all in favor, Resolution 2025-09 Removing Tow Away Zone Designation for Certain Areas in the District, was approved.

Ms. Virgen stated that she provided the agreement to the current towing company as soon as our District council gave it to us. Unfortunately, they have had issues with their insurance provider allowing them to add us as an additional insured, which is required by the District. They have been trying to find another insurance vendor that wouldn't give them issues. Unfortunately, they were not able to get that agreement signed.

Ms. Virgen stated we had also discussed Anytime Towing. We have worked with them. They are familiar with our insurance requirements. I don't think that would be an issue with getting signs installed as soon as possible. If the Board is amenable and would like for me to go ahead and proceed with the Anytime Towing services and we would send them the updated map with the new areas that are allowed.

Ms. Hancock stated the statute doesn't have any minimum size requirements for those signs, District staff can reach out and request a larger one than was there but there's not a statute requiring a certain size. Ms. Virgen stated this may incur more charges to the District if they have to go out and purchase more signs that they don't normally have.

On MOTION by Mr. Rhinehart, seconded by Mr. Romero, with all in favor, Directing Staff to Engage in Towing Agreement with Anytime Towing, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Resolution 2025-10 Certifying the Series 2019 Project Complete**

Ms. Virgen stated this resolution certifies that Series 2019 project is complete.

Ms. Hancock stated we issued bonds in 2019, the project that was built with those bonds, which was District infrastructure within the neighborhoods like roads, water, utilities, things of that nature. Once that project is complete, we certify that it is completely done with the District's engineer, and then we close out the project in the eyes of the District.

On MOTION by Mr. Rhinehart, seconded by Mr. Orenstein, with all in favor, Resolution 2025-10 Certifying the Series 2019 Project Complete, was approved.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Northridge Reserve Agreement for Easter Event**

Ms. Virgen stated this was already executed and that the event was last weekend. So we are just looking for a motion to ratify.

On MOTION by Mr. Rhinehart, seconded by Mr. Romero, with all in favor, the Northridge Reserve Agreement for Easter Event, was ratified.

**NINTH ORDER OF BUSINESS**

**Discussion of Meeting Schedule – Requested by Supervisor Bridges**

Ms. Bridges stated that she has had several homeowners get upset because these meetings are held in the middle of the week and early in the morning to where they can't get off of work. It works for me, but just trying to get community involved.

Ms. Virgen stated if you could give us whatever date, time, location you're proposing, and we would review with staff to see that your District engineer or counsel, Marshall and I would be available on those dates for those meetings.

Mr. Romero stated we could do one meeting later, like maybe a quarter or at least one a year that we do later. So maybe that one people would be able to go to.

Ms. Hancock stated Meredith and I do have a few Districts that kind of flip flop back and forth. One month will be during the day, one month is in the evening. So it's doable.

Ms. Virgen stated the meeting has to be held in Polk County and it has to be available to the public. Ms. Virgen stated because this is a meeting block and District staff is here for many other Districts on this day, the District shares costs with other Districts for the meeting room. The Board requested to look into possible dates that work for staff at the Tom Fellows Community Center.

**TENTH ORDER OF BUSINESS**

**Discussion of Workshop Notices for Northridge Reserve HOA Meetings**

Ms. Virgen stated we have two HOA Board members on the CDD Board. Ms. Hancock stated since Ron and Andres are on the Board together, it's going to be a challenge to avoid any potential Sunshine Law conflicts, we think it is in the best interest of the District and you all to publish a notice stating that all of those HOA meetings are workshops since you are both members of the Board and you may be discussing a matter that may potentially one day come.

Ms. Hancock stated a workshop is something where the Supervisors can meet but no action can be taken. There can't be a vote, but something can be discussed. You could have a workshop on the budget and everyone could discuss and talk about all of the different line items on the budget. I have some communities that have town hall workshops where they go and meet and hear concerns from members of the community. You just cannot take a vote or make any decisions during a workshop, but multiple Supervisors can be present and you can discuss matters of the District.

Ms. Virgen stated it is still an official meeting. It's published in a newspaper of general circulation. You just cannot make any motions or seconds or do anything that affects the District. Mr. Orenstein stated that he would provide a list of HOA meeting dates, times and locations.

*\*Mr. Orenstein left the meeting at 12:37 p.m.*

## **ELEVENTH ORDER OF BUSINESS**

### **Appointment of Audit Committee**

Ms. Virgen stated next we have the appointment of your audit committee. You'll see after the adjournment of your Board of Supervisors meeting there is an audit committee meeting scheduled. This is to engage with an audit provider for the upcoming years. The Board has the ability to engage with an audit services provider for up to five consecutive years. Typically, what we have is the Board of Supervisors serves as the audit committee. We would just need a motion to appoint the Board of supervisors as the audit committee.

On MOTION by Mr. Romero, seconded by Ms. Bridges, with all in favor, Appointing the Board of Supervisors as the Audit Committee, was approved.

## **TWELFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Hancock had nothing further to report to the Board. She reminded the Board to complete their ethics training by December 31<sup>st</sup>.

**B. Engineer**

Mr. Duncan had nothing further to report.

**C. Field Manager's Report**

Mr. Tindall reviewed the Field Manager's Report.

**i. Consideration of Proposal for Sidewalk to Hoover Playground**

Mr. Tindall reviewed the proposal for the Board. No action was taken at this time.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Virgen presented the check register from February 1<sup>st</sup> through February 28<sup>th</sup> totaling \$22,229.37. 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 as amended.
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**ii. Balance Sheet and Income Statement**

Ms. Virgen presented the unaudited financials through February 28, 2025. These are for informational purposes only.

**THIRTEENTH ORDER OF BUSINESS**

**Other Business**

There being no other comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no other comments, the next item followed.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Virgen adjourned the meeting.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

**MINUTES OF MEETING  
NORTH BOULEVARD  
COMMUNITY DEVELOPMENT DISTRICT**

The audit committee meeting of the North Boulevard Community Development District was held Tuesday, **April 15, 2025**, at 12:30 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom.

Present for the Audit Committee were:

Andres Romero	Chairman
Ron Orenstein	
Adam Rhinehart	
Rheah Bridges	
Emily Cassidy	

Also present were:

Monica Virgen  
Savannah Hancock *by Zoom*  
Meredith Hammock *by Zoom*  
Marshall Tindall  
Joey Duncan *by Zoom*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Virgen called the meeting to order and called the roll.

**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**

**Audit Services**

**A. Approval of Request for Proposals and Selection Criteria**

Ms. Virgen stated the first item is the approval of the request for proposals and selection criteria. This starts on page 94 of the agenda package. This is the RFP or the instructions to the proposers for audit services. On page 97, you'll see the evaluation criteria. Criteria we have that listed for 20 points awarded for ability of personnel, 20 points awarded for proposer's experience,



20 points awarded for understanding of the scope of work, 20 points awarded for the ability to furnish the required services, and 20 points awarded for the price. For a total of 100 points for each audit proposal received.

On MOTION by Mr. Romero, seconded by Mr. Rhinehart, with all in favor, the Request for Proposals and Selection Criteria, was approved.

**B. Approval of Notice of Request for Proposals for Audit Services**

Ms. Virgen stated next you have the approval of the notice of the RFP for audit services. You can find that notice on page 99 of the Agenda package. This requires that proposers submit the proposals by 5:00 p.m. on Friday, June 27, 2025, and the proposals will be presented at the following meeting.

On MOTION by Ms. Bridges, seconded by Mr. Romero, with all in favor, the Notice of Request for Proposals for Audit Services, was approved.

**C. Public Announcement of Opportunity to Provide Audit Services**

Ms. Virgen announced the opportunity to provide audit services for North Boulevard Community Development District.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

Ms. Virgen adjourned the meeting.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

## RESOLUTION 2025-11

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT.

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

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, Florida Statutes.

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

**SECTION 1.** The Board intends to adopt *Amended Rules Relating to Parking Enforcement* (the “**Policy**”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such Policy at a meeting of the Board to be held on **July 15, 2025, at 11:30 a.m. at the Holiday Inn Winter Haven, 200 Cypress Gardens Boulevard, Winter Haven, Florida 33880.**

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes* and all prior actions taken for the purpose of publishing notice are hereby ratified.

**SECTION 3.** This Resolution shall become effective immediately upon its

adoption. **PASSED AND ADOPTED** this 20th day of May 2025.

ATTEST:

**NORTH BOULEVARD COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Proposed Amended Rules Relating to Parking Enforcement

**Exhibit A**

Proposed Amended Rules Relating to Parking Enforcement

*[Begins on following page.]*

## SECTION V



# Capital Reserve Advisors

14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618  
pierre@capitalreserveadvisors.com  
www.capitalreserveadvisors.com  
(813)444-8022

April 20, 2025

Monica Virgen  
**North Boulevard CDD**  
C/O GMS Central Florida LLC  
219 E. Livingston St.  
Orlando, FL 32801

## Proposal for Reserve Study with On-Site Analysis

As you requested, we are submitting this proposal for reserve study services for **North Boulevard CDD**. The site analysis will be scheduled as soon as we receive the signed agreement (attached) to proceed. Our report is issued as a Reserve Management Plan engagement and is intended to match your budget year and will be a 30-year projection for the 30-year period beginning **October 1, 2025**.

Since maintenance expenditures are often the most significant costs of an association, properly preparing a Reserve Study is one of the most important responsibilities for common interest organizations. An accurate and detailed analysis will minimize reserve assessments and reduce the risk of insufficient funds, while still maintaining the common areas. Some consider the reserve study simply as a budget tool. Others want a dynamic long-term replacement management tool. Either way, we can help.

Capital Reserve Advisors:

- **Local:** Located in Tampa, FL for your convenience and unrivaled customer service.
- **Experts:** Lynn Sallee, RS, CMM, PRA, and CPSI designations with 48 years of construction experience and 11 years of Reserve Study deliveries.
- Pierre del Rosario has provided financial services to condominium and homeowners associations clients since 2000.
- **Vetted:** Capital Reserve Advisors uses software specifically designed to prepare reserve studies that has been fully tested by a team of independent financial experts for calculation accuracy and certified to meet the strict ICBI software standards and is used by more than 3,000 satisfied clients worldwide.
- **Easy:** Reserve Study Reports that are usually less than 30 pages makes it easy for boards of directors and management professionals to read, digest and distribute. Our report provides actionable management information that is detailed enough to understand, but not so detailed that it overwhelms the reader. This report is supplemented by separately issued detail financial schedules to provide a complete reserve activity management system.
- **Affordable:** We believe in using the latest technology to our advantage. Because we have continued to evolve our business practices by staying ahead of the curve with our software, we are able to pass on the savings to our clients.
- **Full Service:** Each of our on-site analyses includes everything you have come to expect from reserve study providers. Full component detail lists with site or element photos, current and future replacement cost estimates, and anecdotal evidence and/or commentary where necessary.
- **Full Service +:** At no extra charge, we also prepare the report with the understanding that every association is unique. Our reports are prepared for the association but also, **by the association**. This includes open communication, \*unlimited revisions, and \*client-use software.

## Fee Quotation

The fee for preparing the reserve study with on-site analysis for the fiscal period starting **October 1, 2025** is **\$ 3,950**.

If you would like us to proceed with your reserve study, please indicate your acceptance by signing the attached Reserve Study Services Agreement and returning it to us. The terms of this proposal will remain in effect for sixty days from the date of this proposal.

Pierre del Rosario, President

*Attachment*

\*See attached agreement for terms of service  
See attached brochure for complete information about our company



# Capital Reserve Advisors

14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618  
pierre@capitalreserveadvisors.com  
www.capitalreserveadvisors.com  
(813)444-8022

April 20, 2025

Monica Virgen  
**North Boulevard CDD**  
C/O GMS Central Florida LLC  
219 E. Livingston St.  
Orlando, FL 32801

## **Reserve Study Services Agreement Reserve Study with On-Site Analysis**

This Agreement is made between Capital Reserve Advisors ("CRA") and **North Boulevard CDD**, (the "Association"). The Association has engaged Capital Reserve Advisors to perform and prepare an analysis and projection of the Association's replacement funding program ("Reserve Study") pursuant to the terms and conditions as set forth herein.

### IT IS AGREED:

1. **Analysis Date and Period:** The Reserve Study will be a projection for the 30-year period commencing **October 1, 2025**.
2. **Date of Delivery of Requested Information:** A draft report will be available for review by the Association within two weeks from the date of CRA's receipt of the applicable documents, information, and materials requested, and completion of the site analysis by CRA. The Reserve Study will assume the most probable course of events in consideration of information supplied by the Association, CRA's research, and industry standards and guidelines. However, the Association acknowledges that actual replacement costs may vary from those set forth in the Reserve Study and such variations may be material. Accordingly, CRA does not, and shall not, guarantee that actual replacement costs and/or remaining lives will approximate those contained in the Reserve Study.

*CRA hereby requests the information and documents described on Schedule A attached to this Agreement.*

The Association covenants and agrees to provide CRA with all the information and documents set forth on Schedule A, and to cooperate with all reasonable requests of CRA in connection with this Agreement. Without limiting the foregoing, the Association shall ensure that its personnel are reasonably available to consult with CRA regarding replacement funding expenditures and the condition of the physical components of the common areas and shall allow CRA reasonable access to conduct periodic physical inspections of the Association's facilities and common areas.

3. **Date of Delivery of Final Report:** The final report will be issued within seven working days of receiving approval from the Association for issuance of such report. The Reserve Study shall be dated as of the date of delivery to the Association (the "Report Date"). If the Association does not inform CRA of any changes within 30 days of delivery of the draft report, then the draft report is considered to be approved as is, and CRA will issue the final report.

4. **Report Format:** The format of the Reserve Study will be similar to the sample report available on our web site at <http://www.capitalreserveadvisors.com>. The purpose of the Reserve Study is to assist the Association in properly managing replacement funds and common area property, so that future funds will be sufficient when expenditures are necessary and common area property can be maintained efficiently for the life of the project. The Reserve Study is intended only for the Association's internal use, and only for the purposes, and subject to the limitations described in this Agreement.
5. **Reserve Study Update:** CRA has no responsibility to update the final Reserve Study for events and circumstances occurring after the Report Date. CRA recommends that interim updates be performed at least annually and at more frequent intervals if there are material fluctuations in the rates of inflation and investment or when material changes in costs or in estimated lives of replacement fund items occur.
6. **Reserve Study Fee & Terms:** CRA's fee for preparing the Reserve Study, with site analysis, for the period beginning **October 1, 2025** is **\$ 3,950**. 50% of this fee will be billed upon authorization to proceed and is due and payable at that time. The remaining 50% will be billed upon delivery of the draft report and is due and payable within 30 days. If a draft report is not issued at the request of the Association, the remaining 50% is due and payable within 30 days of importing data into Facilities 7 software and providing access to the Association.
7. **No Warranties:** The Association acknowledges and agrees that neither CRA, nor any officer, director, owner, employee, agent or affiliate of CRA, has made any representations, warranties, guarantees, or promises of any kind regarding CRA's services or deliverables except as expressly provided in this Agreement. CRA disclaims all warranties, including without limitation any warranty as to fitness of the Reserve Study for a particular purpose, whether express, implied or arising by operation of law. CRA shall not be liable to the Association for any incidental, consequential, or special damages whatsoever, including without limitation any lost revenues or lost profits, arising from or related to this Agreement and the services provided hereunder.

8. **Miscellaneous:**

- (a) Entire Agreement. This Agreement embodies the entire agreement and understanding between the parties with respect to its subject matter, and supersedes all prior agreements, whether written or oral, pertaining to such subject matter.
- (b) Governing Law. Disputes arising under this agreement (including the scope, nature and quality of services to be performed by us, our fees and other terms of the engagement) shall be submitted to mediation. A competent and impartial third-party, acceptable to both parties, shall be appointed to mediate, and each disputing party shall pay an equal percentage of the mediator's fees and expenses. No suit or arbitration proceedings shall be commenced under this agreement until at least 60 days after the mediator's first meeting with the involved parties. If the dispute requires litigation, the court shall be authorized to impose all defense costs against any non-prevailing party found not to have participated in the mediation process in good faith. This Agreement is governed by, and shall be construed in accordance with, the laws of the State of Florida. Venue for all legal or equitable actions relating to or arising from this Agreement shall be Hillsborough County, Florida.
- (c) Force Majeure. Notwithstanding anything to the contrary provided in this Agreement, CRA shall not be liable for any delay or failure to perform any of its obligations under this Agreement if such delay or failure is caused by an act of god, government requirements, fire, or any other cause or circumstance beyond its reasonable control. CRA shall use reasonable efforts to avoid, remove, or cure all such circumstances as soon as is reasonably feasible.
- (d) Third Party Actions. If there are any member or third party actions involving the Association which cause CRA to incur time charges or expenses other than for the initial preparation of the reserve study report, CRA is to be reimbursed by the Association for any costs or time charges incurred in connection therewith.

9. **Limitations of Reserve Study** Association understands and agrees that:

- (a) The Reserve Study is intended for the sole use of the Association and is not to be construed as a guarantee, warranty or an opinion on the advisability of purchase.
- (b) The information provided by the Reserve Study is effective for one year from the completion date of the report. An annual review and update of this Reserve Study is required to adjust known cost changes and to maintain accuracy.
- (c) CRA 's financial liability for errors and omissions is limited to the fees charged to Association to perform the Reserve Study.
- (d) The scope of the Reserve Study is expressly limited to the components included.
- (e) The remaining useful life estimates of the Reserve Study assumes normal weather conditions and does not factor in damage by flood, wind, storm, earthquake or other insurable events. The useful life estimates assume proper construction, installation, design plus adequate preventive maintenance. Improper construction, installation, design or failure to maintain will lead to shortened useful lives.
- (f) The cost estimates of the Reserve Study are based in current pricing for similar installations and materials and/or based in actual costs paid by Association. Future costs are subject to change according to supply and demand, material costs, effects of inflation and other forces which are not under CRA 's control.
- (g) The conclusions of the Reserve Study do not involve forensic or destructive testing of the components and were arrived at by either visual inspection and/or information provided by Association.
- (h) The Reserve Study is not intended to address or discover construction defects, asbestos, mold, water intrusion or lead paint. Association agrees to indemnify, defend and hold CRA harmless from all related claims.
- (i) Association warrants that the components, equipment and materials are constructed or assembled by qualified and licensed contractors according to manufacturer specifications and that the finished construction complies with all applicable building codes at the time of construction.

**Approval of Agreement**

**North Boulevard CDD:**

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

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

**For Capital Reserve Advisors :**

By:



Pierre del Rosario, President

April 20, 2025



## North Boulevard CDD- Schedule A Documents, Information, and Materials Requested

The table below provides a fairly comprehensive list of the documents and information we require in order to perform a comprehensive analysis for you and helps to improve the accuracy of the report. Our normal work process is:

- Phone call or email notification to schedule date for on-site analysis
- Summarize and evaluate data in my office, and research and estimate pricing of reserve activities
- Prepare a draft of the report and information for your edits and our discussion
- Conference call (if necessary) to discuss the data and report. This is your board's report and I want to walk you through it and make necessary adjustments so that you have the best information and a workable plan going forward.
- Edits based on our conference call and second draft (or final) report issued

#	Documents requested	Reason needed	Required	Done
<b>1</b>	A copy of the most recent prior reserve study, if available	This helps ensure that we will identify all components and may provide measurement information. It is also a good check for us on costing information.	<b>No</b>	
<b>2</b>	A copy of the most current financial statements of the Association that shows the current total of reserve funds, and the current budgeted amount to be transferred monthly to reserves	Necessary for us to know how much you are presently contributing to reserves, and to anticipate the following year's reserve contribution.	<b>Yes</b>	
<b>3</b>	A copy of the Association's budget for the most recent year	This is required UNLESS it is shown on the financial statements listed above (# 2)		
<b>4</b>	A copy of the Association's governing documents (CC&R's, etc.)	Only necessary if it discusses maintenance responsibility of Association		
<b>5</b>	Copies of prior paid invoices for repair and/or replacement of common area components	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
<b>6</b>	Copies of bids solicited for repair and/or replacement of common area components, whether awarded or not	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
<b>7</b>	A copy of your reserve policies	Required if you have specific reserve policies. If not, we will be happy to help you establish policies for your Association.		
<b>8</b>	A list of addresses and phone numbers for pertinent service contractors (landscape, pool, elevator, roof, paint, deck, etc.)	Very helpful information to help us make sure that we have accurate cost data and an understating of your maintenance plan.		
<b>9</b>	A copy of the plot map of the project or community showing phasing details and building shapes or styles	This is necessary for us to identify all components.	<b>Yes</b>	
<b>10</b>	Temporary use of keys, access devices or gate codes to enter upon the common areas, pool or recreation areas and equipment or storage areas	Necessary for us to gain access to restricted areas.	<b>Yes</b>	

*Additional information may be requested once we have started our work.*

## SECTION VII

# SECTION C

*to be provided under  
separate cover*

# SECTION D

# SECTION 1

# North Boulevard Community Development District

## Summary of Check Register

March 01, 2025 through March 31, 2025

Bank	Date	Check No.'s		Amount
General Fund	3/5/25	493-495	\$	2,105.68
	3/13/25	496-499	\$	15,193.79
	3/21/25	500-503	\$	7,128.21
	3/28/25	504-507	\$	5,917.09
			\$	<b>30,344.77</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/05/25	00029	2/24/25 22438687	202501 310-51300-31100	ENGINEERING SVCS-JAN25	DEWBERRY ENGINEERING	*	180.00	180.00	000493
3/05/25	00036	2/27/25 11501	202501 310-51300-31500	ATTORNEY SVCS-JAN25	KILINSKI VAN WYK PLLC	*	1,786.91	1,786.91	000494
3/05/25	00035	2/25/25 16546	202502 320-53800-47300	RPR SPRAY WITH NOZZLE	PRINCE & SONS INC.	*	138.77	138.77	000495
3/13/25	00019	1/31/25 171	202501 320-53800-48000	GENERAL MAINT-JAN25		*	645.00		
		3/01/25 169	202503 310-51300-34000	MANAGEMENT FEES-MAR25		*	3,750.00		
		3/01/25 169	202503 310-51300-35200	WEBSITE MANAGEMENT-MAR25		*	105.00		
		3/01/25 169	202503 310-51300-35100	INFORMATION TECH-MAR25		*	157.50		
		3/01/25 169	202503 310-51300-31300	DISSEMINATION SVCS-MAR25		*	568.75		
		3/01/25 169	202503 310-51300-51000	OFFICE SUPPLIES		*	.03		
		3/01/25 169	202503 310-51300-42000	POSTAGE		*	83.55		
		3/01/25 169	202503 310-51300-42500	COPIES		*	9.90		
		3/01/25 170	202503 320-53800-12000	FIELD MANAGEMENT-MAR25	GOVERNMENTAL MANAGEMENT SERVICES-CF	*	695.67	6,015.40	000496
3/13/25	00039	3/01/25 NB2236	202503 330-57200-48201	PET WASTE STATION-MAR25	POOP BANDIT	*	232.76	232.76	000497
3/13/25	00035	3/01/25 16689	202503 320-53800-46200	LANDSCAPE MAINT-MAR25	PRINCE & SONS INC.	*	4,905.00	4,905.00	000498
3/13/25	00012	2/25/25 7658794	202503 310-51300-32300	TRUSTEE FEES S19-FY25	U.S. BANK	*	4,040.63	4,040.63	000499
3/21/25	00029	9/23/24 22421300	202410 310-51300-31100	ENGINEERING SVCS-AUG24	DEWBERRY ENGINEERING	*	350.00	350.00	000500



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/21/25	00036	3/19/25 11755	202502 310-51300-31500	ATTORNEY SVCS-FEB25	*	3,216.38	
				KILINSKI VAN WYK PLLC			3,216.38 000501
3/21/25	00027	3/20/25 03202025	202503 300-20700-10000	TRANSFER OF TAX RCPT S17	*	1,965.29	
				NORTH BOULEVARD CDD			1,965.29 000502
3/21/25	00028	3/20/25 03202025	202503 300-20700-10000	TRANSFER OF TAX RCPT S19	*	1,596.54	
				NORTH BOULEVARD CDD			1,596.54 000503
3/24/25	00057	3/24/25 03242025	202503 300-15100-10000	TXFER EXCESS FUNDS TO SBA	*	265,000.00	
		3/24/25 03242025	202503 300-15100-10000	TXFER EXCESS FUNDS TO SBA	V	265,000.00-	
				STATE BOARD OF ADMINISTRATION			.00 000504
3/28/25	00029	3/24/25 22441482	202502 310-51300-31100	ENGINEERING SVCS-FEB25	*	520.00	
				DEWBERRY ENGINEERING			520.00 000505
3/28/25	00010	3/03/25 27034	202503 310-51300-32200	AUDIT FYE 09/30/24	*	4,900.00	
				GRAU & ASSOCIATES			4,900.00 000506
3/28/25	00035	3/20/25 16925	202503 320-53800-47300	RPLCD NOZZLES SPRAYS	*	497.09	
				PRINCE & SONS INC.			497.09 000507
TOTAL FOR BANK A						30,344.77	
TOTAL FOR REGISTER						30,344.77	

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## SECTION 2

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

***Unaudited Financial Reporting***  
***March 31, 2025***



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

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>					
Operating Account	\$ 399,607	\$ 29,398	\$ -	\$ -	\$ 429,005
Due From General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Deposits	\$ 960	\$ -	\$ -	\$ -	\$ 960
Investments:					
<u>Series 2017</u>					
Reserve	\$ -	\$ -	\$ 123,875	\$ -	\$ 123,875
Revenue	\$ -	\$ -	\$ 339,079	\$ -	\$ 339,079
Redemption	\$ -	\$ -	\$ 810	\$ -	\$ 810
<u>Series 2019</u>					
Reserve	\$ -	\$ -	\$ 105,956	\$ -	\$ 105,956
Revenue	\$ -	\$ -	\$ 238,812	\$ -	\$ 238,812
Prepayment	\$ -	\$ -	\$ 162	\$ -	\$ 162
<b>Total Assets</b>	<b>\$ 400,567</b>	<b>\$ 29,398</b>	<b>\$ 808,695</b>	<b>\$ -</b>	<b>\$ 1,238,660</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 5,265	\$ -	\$ -	\$ -	\$ 5,265
FICA Payable	\$ 245	\$ -	\$ -	\$ -	\$ 245
<b>Total Liabilities</b>	<b>\$ 5,510</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,510</b>
<b>Fund Balance:</b>					
Assigned For:					
Debt Service - Series 2017	\$ -	\$ -	\$ 463,765	\$ -	\$ 463,765
Debt Service - Series 2019	\$ -	\$ -	\$ 344,931	\$ -	\$ 344,931
Restricted For:					
Capital Reserve	\$ -	\$ 29,398	\$ -	\$ -	\$ 29,398
Unassigned	\$ 395,057	\$ -	\$ -	\$ -	\$ 395,057
<b>Total Fund Balances</b>	<b>\$ 395,057</b>	<b>\$ 29,398</b>	<b>\$ 808,695</b>	<b>\$ -</b>	<b>\$ 1,233,150</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 400,567</b>	<b>\$ 29,398</b>	<b>\$ 808,695</b>	<b>\$ -</b>	<b>\$ 1,238,660</b>

**North Boulevard**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance

**Revenues:**

Assessments - Tax Roll	\$ 431,702	\$ 425,940	\$ 425,940	\$ -
Other Income	\$ -	\$ -	\$ 30	\$ 30

<b>Total Revenues</b>	<b>\$ 431,702</b>	<b>\$ 425,940</b>	<b>\$ 425,970</b>	<b>\$ 30</b>
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**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,800	\$ 3,200
FICA Expense	\$ -	\$ -	\$ 138	\$ (138)
Engineering Fees	\$ 10,000	\$ 5,000	\$ 4,518	\$ 483
Dissemination Agent	\$ 6,825	\$ 3,413	\$ 3,413	\$ -
Attorney Fees	\$ 19,000	\$ 9,500	\$ 11,145	\$ (1,645)
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Annual Audit	\$ 4,900	\$ 4,900	\$ 4,900	\$ -
Trustee Fees	\$ 7,780	\$ 7,758	\$ 7,758	\$ -
Management Fees	\$ 45,000	\$ 22,500	\$ 22,500	\$ -
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ -
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ -
Postage & Delivery	\$ 1,100	\$ 550	\$ 371	\$ 179
Telephone	\$ 50	\$ 25	\$ -	\$ 25
Printing & Binding	\$ 400	\$ 200	\$ 63	\$ 137
Insurance	\$ 8,455	\$ 8,455	\$ 7,296	\$ 1,159
Legal Advertising	\$ 5,000	\$ 2,500	\$ 1,715	\$ 785
Contingency	\$ 3,000	\$ 1,500	\$ 286	\$ 1,214
Office Supplies	\$ 100	\$ 50	\$ 1	\$ 49
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -

<b>Total General &amp; Administrative:</b>	<b>\$ 132,185</b>	<b>\$ 79,350</b>	<b>\$ 73,902</b>	<b>\$ 5,448</b>
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**North Boulevard**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b><u>Operation and Maintenance</u></b>				
<b>Field Expenses</b>				
Field Management	\$ 8,348	\$ 4,174	\$ 4,174	\$ -
Electric	\$ 9,490	\$ 4,745	\$ 2,829	\$ 1,916
Streetlights	\$ 30,418	\$ 15,209	\$ 11,088	\$ 4,121
Property Insurance	\$ 6,333	\$ 6,333	\$ 5,064	\$ 1,269
Landscape Maintenance	\$ 58,860	\$ 29,430	\$ 24,525	\$ 4,905
Landscape Replacement & Enhancement	\$ 20,000	\$ 20,000	\$ 18,000	\$ 2,000
Irrigation Repairs	\$ 5,500	\$ 5,500	\$ 5,892	\$ (392)
General Field Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ 18,845	\$ (3,845)
Contingency	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
<b>Subtotal</b>	<b>\$ 163,948</b>	<b>\$ 105,391</b>	<b>\$ 90,418</b>	<b>\$ 14,973</b>
<b>Amenity Expenses</b>				
Inter-Governmental Expense	\$ 92,509	\$ -	\$ -	\$ -
Trash Collections	\$ 2,100	\$ 1,050	\$ 1,102	\$ (52)
Pest Control	\$ 960	\$ 480	\$ -	\$ 480
<b>Subtotal</b>	<b>\$ 95,569</b>	<b>\$ 1,530</b>	<b>\$ 1,102</b>	<b>\$ 428</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 259,517</b>	<b>\$ 106,921</b>	<b>\$ 91,520</b>	<b>\$ 15,401</b>
<b>Total Expenditures</b>	<b>\$ 391,702</b>	<b>\$ 186,271</b>	<b>\$ 165,422</b>	<b>\$ 20,849</b>
<b><u>Other Financing Sources/Uses:</u></b>				
Capital Reserve	\$ (40,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ (40,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 260,548</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 134,509</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 395,057</b>	

# North Boulevard

## Community Development District

### Debt Service Fund - Series 2017

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

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 258,211	\$ 254,766	\$ 254,766	\$ -
Interest	\$ 6,000	\$ 6,000	\$ 6,003	\$ 3
<b>Total Revenues</b>	<b>\$ 264,211</b>	<b>\$ 260,766</b>	<b>\$ 260,769</b>	<b>\$ 3</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 82,726	\$ 82,726	\$ 82,726	\$ -
Principal Expense - 5/1	\$ 80,000	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ 82,726	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 245,451</b>	<b>\$ 82,726</b>	<b>\$ 82,726</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 18,760</b>		<b>\$ 178,043</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 161,143</b>		<b>\$ 285,721</b>	
<b>Fund Balance - Ending</b>	<b>\$ 179,902</b>		<b>\$ 463,765</b>	



**North Boulevard**  
**Community Development District**  
**Debt Service Fund - Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 209,762	\$ 206,963	\$ 206,963	\$ -
Interest	\$ 5,000	\$ 4,711	\$ 4,711	\$ -
<b>Total Revenues</b>	<b>\$ 214,762</b>	<b>\$ 211,674</b>	<b>\$ 211,674</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 77,869	\$ 77,869	\$ 77,869	\$ -
Principal Expense 11/1	\$ 55,000	\$ 55,000	\$ 55,000	\$ -
Interest Expense 5/1	\$ 76,700	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 209,569</b>	<b>\$ 132,869</b>	<b>\$ 132,869</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 5,193</b>		<b>\$ 78,805</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 159,358</b>		<b>\$ 266,125</b>	
<b>Fund Balance - Ending</b>	<b>\$ 164,551</b>		<b>\$ 344,931</b>	

**North Boulevard**  
**Community Development District**  
**Capital Projects Fund - Series 2017**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 0	\$ 0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 3,858	\$ (3,858)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,858</b>	<b>\$ (3,858)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ (3,858)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 3,858</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ -</b>	

**North Boulevard**  
**Community Development District**  
**Capital Projects Fund - Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b><u>Revenues:</u></b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Other Financing Sources:</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ -</b>	

**North Boulevard**  
**Community Development District**  
**Capital Reserve Projects**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b><u>Revenues:</u></b>				
Interest	\$ -	\$ -	\$ 15	\$ 15
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15</b>	<b>\$ 15</b>
<b><u>Expenditures:</u></b>				
Contingency	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Other Financing Sources:</u></b>				
Transfer In/(Out)	\$ 40,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 40,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 40,000</b>		<b>\$ 15</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 9,275</b>		<b>\$ 29,384</b>	
<b>Fund Balance - Ending</b>	<b>\$ 49,275</b>		<b>\$ 29,398</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Revenues:</u></b>													
Assessments - Tax Roll	\$ -	\$ 13,408	\$ 401,788	\$ 5,181	\$ 2,936	\$ 2,627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 425,940
Other Income	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30
<b>Total Revenues</b>	<b>\$ 30</b>	<b>\$ 13,408</b>	<b>\$ 401,788</b>	<b>\$ 5,181</b>	<b>\$ 2,936</b>	<b>\$ 2,627</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 425,970</b>
<b><u>Expenditures:</u></b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 600	\$ 400	\$ -	\$ -	\$ 200	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ 15	\$ 122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138
Engineering Fees	\$ 710	\$ 360	\$ 720	\$ 180	\$ 520	\$ 2,028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,518
Dissemination Agent	\$ 569	\$ 569	\$ 569	\$ 569	\$ 569	\$ 569	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,413
Attorney Fees	\$ 2,345	\$ 962	\$ 1,028	\$ 1,787	\$ 3,216	\$ 1,807	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,145
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,900
Trustee Fees	\$ -	\$ 3,717	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,758
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,500
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Postage & Delivery	\$ 58	\$ 26	\$ 45	\$ 152	\$ 6	\$ 84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 371
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ 48	\$ -	\$ 5	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63
Insurance	\$ 7,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,296
Legal Advertising	\$ -	\$ 959	\$ -	\$ -	\$ -	\$ 756	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,715
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 76	\$ 40	\$ 41	\$ 40	\$ 44	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 286
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 21,092</b>	<b>\$ 11,046</b>	<b>\$ 6,463</b>	<b>\$ 6,741</b>	<b>\$ 8,589</b>	<b>\$ 19,972</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 73,902</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operation and Maintenance</i></b>													
<b>Field Expenses</b>													
Field Management	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	\$ 696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,174
Electric	\$ 464	\$ 475	\$ 425	\$ 493	\$ 502	\$ 471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,829
Streetlights	\$ 1,855	\$ 1,846	\$ 1,834	\$ 1,866	\$ 1,845	\$ 1,841	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,088
Property Insurance	\$ 5,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,064
Landscape Maintenance	\$ -	\$ 4,905	\$ 4,905	\$ 4,905	\$ 4,905	\$ 4,905	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,525
Landscape Replacement	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,000
Irrigation Repairs	\$ 4,905	\$ 141	\$ 123	\$ 87	\$ 139	\$ 497	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,892
General Repairs & Maintenance	\$ 1,600	\$ 927	\$ 5,699	\$ 9,945	\$ 675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,845
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal</b>	<b>\$ 32,584</b>	<b>\$ 8,989</b>	<b>\$ 13,682</b>	<b>\$ 17,991</b>	<b>\$ 8,761</b>	<b>\$ 8,410</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>90,418</b>
<b>Amenity Expenses</b>													
Inter-Governmental Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trash Collection	\$ 166	\$ 175	\$ 166	\$ 181	\$ 181	\$ 233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,102
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal</b>	<b>\$ 166</b>	<b>\$ 175</b>	<b>\$ 166</b>	<b>\$ 181</b>	<b>\$ 181</b>	<b>\$ 233</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>1,102</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 32,750</b>	<b>\$ 9,164</b>	<b>\$ 13,848</b>	<b>\$ 18,172</b>	<b>\$ 8,942</b>	<b>\$ 8,643</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>91,520</b>
<b>Total Expenditures</b>	<b>\$ 53,842</b>	<b>\$ 20,210</b>	<b>\$ 20,311</b>	<b>\$ 24,913</b>	<b>\$ 17,531</b>	<b>\$ 28,615</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>165,422</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (53,812)</b>	<b>\$ (6,802)</b>	<b>\$ 381,477</b>	<b>\$ (19,731)</b>	<b>\$ (14,595)</b>	<b>\$ (25,988)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>260,548</b>

**North Boulevard**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

ON ROLL ASSESSMENTS

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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	48%	29%	23%	100%
								General Fund	2017 Debt Service	2019 Debt Service	Total
11/13/24	10/21/24	\$3,757.57	(\$197.29)	(\$71.21)	\$0.00	\$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	\$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	\$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
03/07/25	02/01/25-02/28/25	\$5,610.82	(\$24.96)	(\$111.72)	\$0.00	\$0.00	\$ 5,474.14	\$ 2,626.72	\$ 1,571.11	\$ 1,276.32	\$ 5,474.15
Total		\$ 955,077.41	\$ (37,770.65)	\$ (18,346.14)	\$ 1,373.43	\$ (12,665.43)	\$ 887,668.62	\$ 425,939.96	\$ 254,765.57	\$ 206,963.10	\$ 887,668.63

99%	Net Percent Collected
\$ 12,004.36	Balance Remaining to Collect

# North Boulevard

## Community Development District

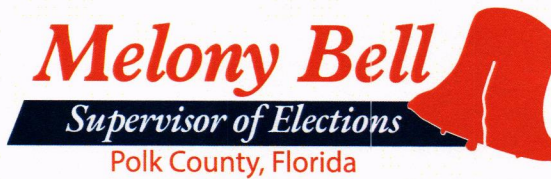
### Long Term Debt Report

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)
<b>Current Bonds Outstanding</b>	<b>\$3,460,000</b>

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)
<b>Current Bonds Outstanding</b>	<b>\$2,795,000</b>



## SECTION 3



April 15, 2025

Brittany Brookes – Recording Secretary  
North Boulevard CDD  
219 E. Livingston Street  
Orlando, Florida 32801-1508

**RE: North Boulevard Community Development District Registered Voters**

Dear Ms. Brookes,

In response to your request, there are currently **629** voters within the North Boulevard Community Development District. This number of registered voters in said District is as of **April 15, 2025**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell  
Supervisor of Elections  
Polk County, Florida