

# **North Boulevard**

## **Community Development District**

**Adopted Budget**  
**FY 2026**



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# North Boulevard

## Community Development District

### Adopted Budget General Fund

| Description                 | Adopted<br>Budget<br>FY2025 | Actuals<br>Thru<br>5/31/25 | Projected<br>Next<br>4 Months | Projected<br>Thru<br>9/30/25 | Adopted<br>Budget<br>FY2026 |
|-----------------------------|-----------------------------|----------------------------|-------------------------------|------------------------------|-----------------------------|
| <b>Revenues</b>             |                             |                            |                               |                              |                             |
| Assessments - On Roll       | \$ 431,702                  | \$ 431,966                 | \$ -                          | \$ 431,966                   | \$ 531,702                  |
| Other Income                | \$ -                        | \$ 90                      | \$ -                          | \$ 90                        | \$ -                        |
| <b>Total Revenues</b>       | <b>\$ 431,702</b>           | <b>\$ 432,056</b>          | <b>\$ -</b>                   | <b>\$ 432,056</b>            | <b>\$ 531,702</b>           |
| <b>Expenditures</b>         |                             |                            |                               |                              |                             |
| <i>Administrative</i>       |                             |                            |                               |                              |                             |
| Supervisor Fees             | \$ 12,000                   | \$ 4,600                   | \$ 4,000                      | \$ 8,600                     | \$ 12,000                   |
| FICA Expense                | \$ -                        | \$ 275                     | \$ 306                        | \$ 581                       | \$ 918                      |
| Engineering Fees            | \$ 10,000                   | \$ 5,723                   | \$ 2,861                      | \$ 8,584                     | \$ 10,000                   |
| Dissemination Agent         | \$ 6,825                    | \$ 4,550                   | \$ 2,275                      | \$ 6,825                     | \$ 7,030                    |
| Attorney Fees               | \$ 19,000                   | \$ 15,447                  | \$ 7,724                      | \$ 23,171                    | \$ 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                    | \$ 7,758                   | \$ -                          | \$ 7,758                     | \$ 8,514                    |
| Management Fees             | \$ 45,000                   | \$ 30,000                  | \$ 15,000                     | \$ 45,000                    | \$ 46,350                   |
| Information Technology      | \$ 1,890                    | \$ 1,260                   | \$ 630                        | \$ 1,890                     | \$ 1,947                    |
| Website Maintenance         | \$ 1,260                    | \$ 840                     | \$ 420                        | \$ 1,260                     | \$ 1,298                    |
| Postage & Delivery          | \$ 1,100                    | \$ 1,087                   | \$ 260                        | \$ 1,347                     | \$ 1,300                    |
| Telephone                   | \$ 50                       | \$ -                       | \$ 50                         | \$ 50                        | \$ -                        |
| Printing & Binding          | \$ 400                      | \$ 154                     | \$ 77                         | \$ 231                       | \$ 400                      |
| Insurance                   | \$ 8,455                    | \$ 7,296                   | \$ -                          | \$ 7,296                     | \$ 8,390                    |
| Legal Advertising           | \$ 5,000                    | \$ 2,631                   | \$ 2,629                      | \$ 5,260                     | \$ 5,300                    |
| Contingency                 | \$ 3,000                    | \$ 375                     | \$ 380                        | \$ 755                       | \$ 2,800                    |
| Office Supplies             | \$ 100                      | \$ 1                       | \$ 25                         | \$ 26                        | \$ 100                      |
| Dues, Licenses & Fees       | \$ 175                      | \$ 175                     | \$ -                          | \$ 175                       | \$ 175                      |
| <b>Total Administrative</b> | <b>\$ 132,185</b>           | <b>\$ 92,323</b>           | <b>\$ 36,637</b>              | <b>\$ 128,960</b>            | <b>\$ 141,929</b>           |

# North Boulevard

## Community Development District

### Adopted Budget General Fund

| Description                                  | Adopted<br>Budget<br>FY2025 | Actuals<br>Thru<br>5/31/25 | Projected<br>Next<br>4 Months | Projected<br>Thru<br>9/30/25 | Adopted<br>Budget<br>FY2026 |
|--|-----------------------------|----------------------------|-------------------------------|------------------------------|-----------------------------|
| <b>Operation and Maintenance</b>             |                             |                            |                               |                              |                             |
| <i>Field Expenditures</i>                    |                             |                            |                               |                              |                             |
| Field Management                             | \$ 8,348                    | \$ 5,565                   | \$ 2,782                      | \$ 8,348                     | \$ 8,598                    |
| Electric                                     | \$ 9,490                    | \$ 3,840                   | \$ 2,320                      | \$ 6,160                     | \$ 9,490                    |
| Streetlights                                 | \$ 30,418                   | \$ 14,984                  | \$ 10,000                     | \$ 24,984                    | \$ 30,418                   |
| Property Insurance                           | \$ 6,333                    | \$ 5,064                   | \$ -                          | \$ 5,064                     | \$ 5,824                    |
| Landscape Maintenance                        | \$ 58,860                   | \$ 34,335                  | \$ 19,620                     | \$ 53,955                    | \$ 60,626                   |
| Landscape Replacement & Enhancement          | \$ 20,000                   | \$ 18,000                  | \$ -                          | \$ 18,000                    | \$ 20,000                   |
| Irrigation Repairs                           | \$ 5,500                    | \$ 6,650                   | \$ 1,163                      | \$ 7,814                     | \$ 5,500                    |
| General Field Repairs & Maintenance          | \$ 15,000                   | \$ 18,845                  | \$ 675                        | \$ 19,520                    | \$ 20,000                   |
| Contingency                                  | \$ 10,000                   | \$ 1,264                   | \$ 1,200                      | \$ 2,464                     | \$ 9,700                    |
| <b>Subtotal</b>                              | <b>\$ 163,948</b>           | <b>\$ 108,549</b>          | <b>\$ 37,761</b>              | <b>\$ 146,310</b>            | <b>\$ 170,155</b>           |
| <i>Amenity Expenditures</i>                  |                             |                            |                               |                              |                             |
| Inter-Governmental Expense                   | \$ 92,509                   | \$ 92,509                  | \$ -                          | \$ 92,509                    | \$ 78,374                   |
| Trash Collection                             | \$ 2,100                    | \$ 1,567                   | \$ 784                        | \$ 2,351                     | \$ 2,793                    |
| Pest Control                                 | \$ 960                      | \$ -                       | \$ 960                        | \$ 960                       | \$ 960                      |
| <b>Subtotal</b>                              | <b>\$ 95,569</b>            | <b>\$ 94,076</b>           | <b>\$ 1,744</b>               | <b>\$ 95,820</b>             | <b>\$ 82,127</b>            |
| <b>Subtotal Operations &amp; Maintenance</b> | <b>\$ 259,517</b>           | <b>\$ 202,625</b>          | <b>\$ 39,504</b>              | <b>\$ 242,129</b>            | <b>\$ 252,282</b>           |
| <i>Other Financing Sources/Uses:</i>         |                             |                            |                               |                              |                             |
| Capital Reserve                              | \$ 40,000                   | \$ -                       | \$ 40,000                     | \$ 40,000                    | \$ 137,490                  |
| <b>Total Other Financing Sources/Uses</b>    | <b>\$ 40,000</b>            | <b>\$ -</b>                | <b>\$ 40,000</b>              | <b>\$ 40,000</b>             | <b>\$ 137,490</b>           |
| <b>Total Expenditures</b>                    | <b>\$ 431,702</b>           | <b>\$ 294,948</b>          | <b>\$ 116,141</b>             | <b>\$ 411,089</b>            | <b>\$ 531,702</b>           |
| <b>Excess Revenues/(Expenditures)</b>        | <b>\$ -</b>                 | <b>\$ 137,108</b>          | <b>\$ (116,141)</b>           | <b>\$ 20,967</b>             | <b>\$ -</b>                 |

|                                 |                  |
|---------------------------------|------------------|
| Net Assessments                 | \$531,702        |
| Add: Discounts & Collections 7% | \$40,021         |
| Gross Assessments               | <u>\$571,722</u> |

| Product | ERU's  | Assessable Units | ERU/Unit | Net Assessment | Net Per Unit | Gross Per Unit |
|---------|--------|------------------|----------|----------------|--------------|----------------|
| Platted | 389.00 | 389.00           | 1.00     | \$531,701.80   | \$1,366.84   | \$1,469.72     |

| Product | FY 2026 Gross<br>Per Unit | FY 2025 Gross Per<br>Unit | Increase/(Decrease) |
|---------|---------------------------|---------------------------|---------------------|
| Platted | \$ 1,469.72               | \$ 1,193.30               | \$ 276.42           |

# 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.

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## **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**  
**Adopted Budget**  
**Debt Service Fund Series 2017**

| Description | Adopted<br>Budget<br>FY2025 | Actuals<br>Thru<br>5/31/25 | Projected<br>Next<br>4 Months | Projected<br>Thru<br>9/30/25 | Adopted<br>Budget<br>FY2026 |
|-------------|-----------------------------|----------------------------|-------------------------------|------------------------------|-----------------------------|
|-------------|-----------------------------|----------------------------|-------------------------------|------------------------------|-----------------------------|

**Revenues**

|                                      |                   |                   |                 |                   |                   |
|--------------------------------------|-------------------|-------------------|-----------------|-------------------|-------------------|
| Assessments - Tax Roll               | \$ 258,211        | \$ 258,370        | \$ -            | \$ 258,370        | \$ 258,211        |
| Interest                             | \$ 6,000          | \$ 9,058          | \$ 4,529        | \$ 13,588         | \$ 6,000          |
| Carry Forward Surplus <sup>(1)</sup> | \$ 161,143        | \$ 161,846        | \$ -            | \$ 161,846        | \$ 188,352        |
| <b>Total Revenues</b>                | <b>\$ 425,354</b> | <b>\$ 429,274</b> | <b>\$ 4,529</b> | <b>\$ 433,803</b> | <b>\$ 452,563</b> |

**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         |
| <b>Total Expenditures</b> | <b>\$ 245,451</b> | <b>\$ 245,451</b> | <b>\$ -</b> | <b>\$ 245,451</b> | <b>\$ 247,171</b> |

|                                       |                   |                   |                 |                   |                   |
|---------------------------------------|-------------------|-------------------|-----------------|-------------------|-------------------|
| <b>Excess Revenues/(Expenditures)</b> | <b>\$ 179,902</b> | <b>\$ 183,823</b> | <b>\$ 4,529</b> | <b>\$ 188,352</b> | <b>\$ 205,392</b> |
|---------------------------------------|-------------------|-------------------|-----------------|-------------------|-------------------|

Interest - 11/1 \$ 79,343.13

Total \$ 79,343.13

<sup>(1)</sup> 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     |
|               |                  | <b>\$258,210.89</b> |              |                |

**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          |
|          |                 | <b>\$ 3,460,000.00</b> | <b>\$ 2,416,191.88</b> | <b>\$ 5,876,191.88</b> |

**North Boulevard**  
**Community Development District**  
**Adopted Budget**  
**Debt Service Fund Series 2019**

| Description                           | Adopted<br>Budget<br>FY2025 | Actuals<br>Thru<br>5/31/25 | Projected<br>Next<br>4 Months | Projected<br>Thru<br>9/30/25 | Adopted<br>Budget<br>FY2026 |
|---------------------------------------|-----------------------------|----------------------------|-------------------------------|------------------------------|-----------------------------|
| <b>Revenues</b>                       |                             |                            |                               |                              |                             |
| Assessments - Tax Roll                | \$ 209,762                  | \$ 209,891                 | \$ -                          | \$ 209,891                   | \$ 209,762                  |
| Interest                              | \$ 5,000                    | \$ 6,983                   | \$ 3,492                      | \$ 10,475                    | \$ 5,000                    |
| Carry Forward Surplus <sup>(1)</sup>  | \$ 159,358                  | \$ 160,169                 | \$ -                          | \$ 160,169                   | \$ 170,966                  |
| <b>Total Revenues</b>                 | <b>\$ 374,120</b>           | <b>\$ 377,043</b>          | <b>\$ 3,492</b>               | <b>\$ 380,535</b>            | <b>\$ 385,728</b>           |
| <b>Expenditures</b>                   |                             |                            |                               |                              |                             |
| 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                   |
| <b>Total Expenditures</b>             | <b>\$ 209,569</b>           | <b>\$ 209,569</b>          | <b>\$ -</b>                   | <b>\$ 209,569</b>            | <b>\$ 207,094</b>           |
| <b>Excess Revenues/(Expenditures)</b> | <b>\$ 164,551</b>           | <b>\$ 167,475</b>          | <b>\$ 3,492</b>               | <b>\$ 170,966</b>            | <b>\$ 178,634</b>           |

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

<sup>(1)</sup> 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     |
|               |                  | <b>\$209,761.95</b> |              |                |

**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          |
|          |                 | <b>\$ 2,795,000.00</b> | <b>\$ 2,447,725.00</b> | <b>\$ 5,242,725.00</b> |

# North Boulevard

## Community Development District

### Adopted Budget Capital Reserve Fund

| Description                               | Adopted<br>Budget<br>FY2025 | Actuals<br>Thru<br>5/31/25 | Projected<br>Next<br>4 Months | Projected<br>Thru<br>9/30/25 | Adopted<br>Budget<br>FY2026 |
|---|-----------------------------|----------------------------|-------------------------------|------------------------------|-----------------------------|
| <b>Revenues</b>                           |                             |                            |                               |                              |                             |
| Interest                                  | \$ -                        | \$ 20                      | \$ 10                         | \$ 29                        | \$ -                        |
| Carry Forward Surplus                     | \$ 9,275                    | \$ 29,384                  | \$ -                          | \$ 29,384                    | \$ 69,413                   |
| <b>Total Revenues</b>                     | <b>\$ 9,275</b>             | <b>\$ 29,404</b>           | <b>\$ 10</b>                  | <b>\$ 29,413</b>             | <b>\$ 69,413</b>            |
| <b>Expenditures</b>                       |                             |                            |                               |                              |                             |
| Reserve Study                             | \$ -                        | \$ -                       | \$ -                          | \$ -                         | \$ 5,000                    |
| <b>Total Expenditures</b>                 | <b>\$ -</b>                 | <b>\$ -</b>                | <b>\$ -</b>                   | <b>\$ -</b>                  | <b>\$ 5,000</b>             |
| <b>Other Financing Sources/Uses:</b>      |                             |                            |                               |                              |                             |
| Transfer In                               | \$ 40,000                   | \$ -                       | \$ 40,000                     | \$ 40,000                    | \$ 137,490                  |
| <b>Total Other Financing Sources/Uses</b> | <b>\$ 40,000</b>            | <b>\$ -</b>                | <b>\$ 40,000</b>              | <b>\$ 40,000</b>             | <b>\$ 137,490</b>           |
| <b>Excess Revenues/(Expenditures)</b>     | <b>\$ 49,275</b>            | <b>\$ 29,404</b>           | <b>\$ 40,010</b>              | <b>\$ 69,413</b>             | <b>\$ 201,904</b>           |