North Boulevard
Community Development District

Agenda
November 18, 2025

AGENDA

North Boulevard
Community Development District

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

November 11, 2025

Board of Supervisors
North Boulevard Community Development District

The regular meeting of the Board of Supervisors of **North Boulevard Community Development District** will be held **Tuesday, November 18, 2025** at **11:30 AM** at the **Lake Alfred Public Library – 245 N. Seminole Ave, Lake Alfred, FL 33850.**

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/83064929457
Zoom Call-In Information: 1-305-224-1968 **Meeting ID:** 830 6492 9457

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the October 21, 2025 Board of Supervisors Meeting
4. Update on Status of Property Encroachments
5. Discussion of Fiscal Year 2026 Meeting Dates and Times
6. Consideration of License Agreement with HOA(s) for Holiday Decorations
    A. Northridge Estates – 11/21/25 – 1/7/25
7. Consideration of NREHOA Request to Install Garage Sale Signs
    A. Feb 8 – Feb 15
    B. May 3 – May 10
    C. Aug 9 – Aug 16
8. Consideration of Proposal for Mailbox Parking Signs
9. Consideration of Proposal from Prince & Sons for Mulch
10. 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
11. Other Business
12. Supervisors Requests
13. Adjournment

MINUTES

This item will be provided under separate cover

SECTION 6

This item will be provided under separate cover

SECTION 8

Proposal #: 407

Proposal Date: 8/11/2025

Governmental Management Services - CF

Maintenance Services
Phone: 407-201-1514
Email:
Csmith@gmscfl.com

Bill To/District: North Boulevard CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801

Job name and Description

Job Name: Installation of (2) Mailbox Parking Only Signs
Description: Installing (2) “Mailbox Parking Only” signs on 6ft. green, Uchannel posts by both mailbox areas on Taft Dr.

Qty	Description	Unit Price	Line Total
4	Labor	$50.00	$400
1	Mobilization	$65.00	$65
	Equipment		$55
	Materials		$282.37
		Total Due:	$802.37

This Proposal is Valid for 30 days.

Client Signature: ___________________________________

Proposed “Mailbox Parking Only” signs for both mailbox areas on Taft Dr.

SECTION 9

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: November 12, 2025

SUBMITTED TO:	Job Name / Location:
GMS Services 135 W. Central Blvd Orlando, FL 32801 Joel Blanco Phone:(786) 238-9473 Email: JBlanco@gmscfl.com	North Boulevard CDD Northridge Reserve/Northridge Estates

Proposal to mulch Entrances, Perimeter wall, and common area tree rings with mini pine bark and 2 playgrounds with playground safe rubber mulch

	Qty	Unit	Unit Cost	TOTAL
Mulch for Entrances, Perimeter wall,common area tree rings	190	CY	$60.00	$11,400.00
playground Mulch	3	CY	$85.00	$255.00
				$11,655.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: *Jason Rusticus*
Date Submitted: November 12, 2025

Accepted by:
Date Accepted: ______________________

SECTION 10

SECTION C

North Boulevard CDD

Field Management Report

November 18th, 2025

Joel Blanco

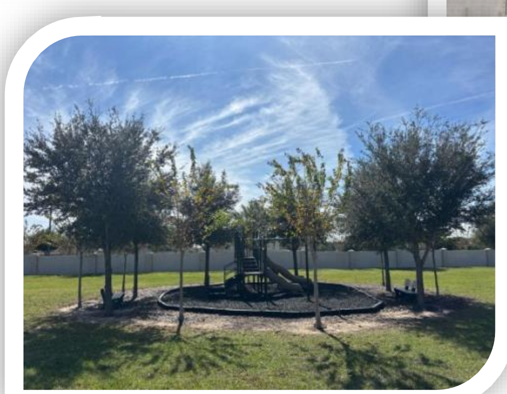
Field Services Manager

GMS

Site Item

Landscaping & Playground Review

- Field Staff has reviewed the landscaping, playground, and dry ponds throughout the district.
- Landscaping was found in satisfactory conditions – neat, tidy with landscaping beds regularly detailed.
- During review, it was noted that several gopher mounts were seen in unirrigated common areas with landscaping vendor flattening mounts during service.
- As noted in the last field manager's report, several notable areas, such as entrance landscaping beds, entrance tree rings and area around the playgrounds need mulch. Attached is a proposal to re-mulch all areas.



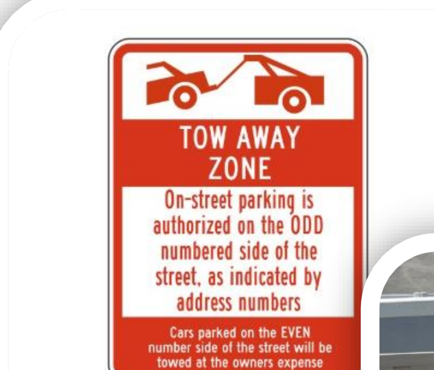
Site Item

Landscaping & Playground Review Cont'd

In Progress

Maintenance Items

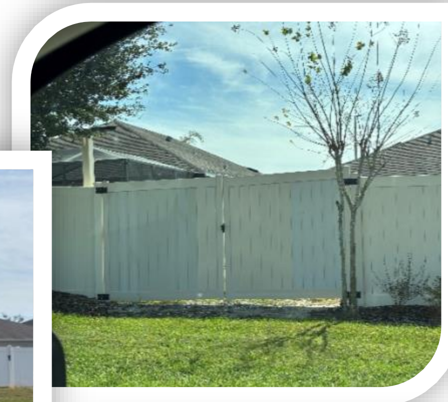
- Field Staff has noted several maintenance items scheduled for completion.
- All (4) new towing policy signs have been ordered with work order created and work scheduled upon arrival.
- (2) small sections of fallen slats were noted on Buchanan and dry pond behind Taft Dr.
- (2) outlets were found with sediment and scheduled for removal.
- Attached is a proposal to installed (2) “Mailbox Parking Only” signs on Taft Dr. for board consideration.

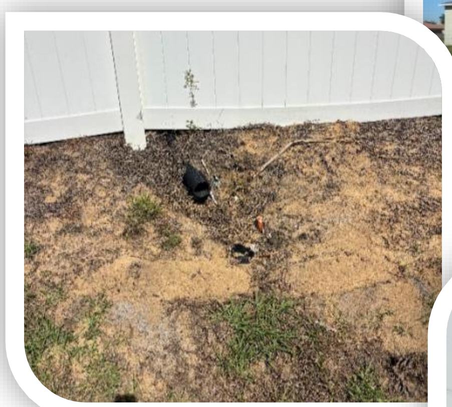


In Progress

Noted Areas of Encroachment

- Field Staff reviewed several areas of encroachment
- Access gate on CDD owned fence on 180 Taft Dr. remains on CDD owned fence.
- Minor encroachment items that were previously noted, such as support beams for wood panel backdrop and pallets on CDD owned property on 160 Taft Dr. have been removed while the fence support straps on 156 Taft Dr. remain.
- Deflated bounce house was found on CDD area next to 104 Taft Dr.
- (2) french drains were found on 464 Buchanan Dr. with evidence of erosion found.





Conclusion

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473 or by email at jblanco@gmscfl.com. Thank you.

Respectfully,

Joel Blanco

SECTION D

SECTION i

North Boulevard
Community Development District

Summary of Check Register

September 1, 2025 through September 30, 2025

Bank	Date	Check No.'s		Amount
General Fund				
	9/5/25	546	$	1,550.00
	9/19/25	547-551	$	15,770.26
	9/26/25	552	$	12,345.50
			$	**29,665.76**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/05/25	00029	8/21/25	22459806	202507	310-51300-31100		*	1,070.00		
			ENGINEERING SVCS-JUL25							
		8/21/25	22459822	202507	310-51300-31100		*	480.00		
			ANNUAL ENGINEERING REPORT							
						DEWBERRY ENGINEERING			1,550.00	000546
9/19/25	00019	9/01/25	187	202509	320-53800-12000		*	695.67		
			FIELD MANAGEMENT-SEP25							
		9/01/25	188	202509	310-51300-34000		*	3,750.00		
			MANAGEMENT FEES-SEP25							
		9/01/25	188	202509	310-51300-35200		*	105.00		
			WEBSITE MANAGEMENT-SEP25							
		9/01/25	188	202509	310-51300-35100		*	157.50		
			INFORMATION TECH-SEP25							
		9/01/25	188	202509	310-51300-31300		*	568.75		
			DISSEMINATION SVCS-SEP25							
		9/01/25	188	202509	310-51300-51000		*	.21		
			OFFICE SUPPLIES							
		9/01/25	188	202509	310-51300-42000		*	5.20		
			POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,282.33	000547
9/19/25	00036	8/13/25	12899	202507	310-51300-31500		*	2,258.35		
			ATTORNEY SVCS-JUL25							
		9/12/25	13140	202508	310-51300-31500		*	2,153.00		
			ATTORNEY SVCS-AUG25							
						KILINSKI VAN WYK PLLC			4,411.35	000548
9/19/25	00055	7/10/25	2025-NOR	202507	320-53800-48000		*	825.00		
			REPAIR FENCE							
						PINEAPPLE SERVICES LLC			825.00	000549
9/19/25	00039	8/01/25	NB2241	202508	330-57200-48201		*	232.76		
			PET WASTE STATION-AUG25							
						POOP BANDIT			232.76	000550
9/19/25	00035	7/30/25	19529	202507	320-53800-47300		*	113.82		
			RPLCD NOZZLES/SPRAY							
		8/01/25	19361	202508	320-53800-46200		*	4,905.00		
			LANDSCAPE MAINT-AUG25							
						PRINCE & SONS INC.			5,018.82	000551
9/26/25	00029	9/22/25	22463200	202508	310-51300-31100		*	57.50		
			ENGINEERING SVCS-AUG25							
						DEWBERRY ENGINEERING			57.50	000552

*** CHECK DATES 09/01/2025 - 09/30/2025 *** NORTH BOULEVARD GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/26/25	00016	9/24/25	29922	202509	300-15500-10000		*	12,288.00		
			FY26 INSURANCE POLICY							
						EGIS INSURANCE ADVISORS			12,288.00	000553

TOTAL FOR BANK A	29,665.76
TOTAL FOR REGISTER	29,665.76

SECTION ii

North Boulevard

Community Development District

Unaudited Financial Reporting

September 30, 2025

Table of Contents

North Boulevard

Community Development District

Combined Balance Sheet

September 30, 2025

	General Fund	*Debt Service Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:				
Operating Account	$ 86,953	$ -	$ 69,418	$ 156,372
State Board - 231420	$ 65,362	$ -	$ -	$ 65,362
Prepaid Expenses	$ 12,288	$ -	$ -	$ 12,288
Deposits	$ 960	$ -	$ -	$ 960
Investments:				
Series 2017				
Reserve	$ -	$ 123,875	$ -	$ 123,875
Revenue	$ -	$ 187,051	$ -	$ 187,051
Redemption	$ -	$ 826	$ -	$ 826
Series 2019				
Reserve	$ -	$ 105,956	$ -	$ 105,956
Revenue	$ -	$ 170,913	$ -	$ 170,913
Prepayment	$ -	$ 166	$ -	$ 166
Total Assets	**$ 165,564**	**$ 588,787**	**$ 69,418**	**$ 823,769**
Liabilities:				
Accounts Payable	$ 11,110	$ -	$ -	$ 11,110
Total Liabilites	**$ 11,110**	**$ -**	**$ -**	**$ 11,110**
Fund Balance:				
Assigned For:				
Debt Service - Series 2017	$ -	$ 311,752	$ -	$ 311,752
Debt Service - Series 2019	$ -	$ 277,035	$ -	$ 277,035
Restricted For:				
Capital Reserve	$ -	$ -	$ 69,418	$ 69,418
Unassigned	$ 142,166	$ -	$ -	$ 142,166
Total Fund Balances	**$ 154,454**	**$ 588,787**	**$ 69,418**	**$ 812,659**
Total Liabilities & Fund Balance	$ 165,564	$ 588,787	$ 69,418	$ 823,769

North Boulevard

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Assessments - Tax Roll	$ 431,702	$ 431,702	$ 431,966	$ 264
Interest	$ -	$ -	$ 362	$ 362
Other Income	$ -	$ -	$ 225	$ 225
Total Revenues	**$ 431,702**	**$ 431,702**	**$ 432,553**	**$ 851**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 5,400	$ 6,600
FICA Expense	$ -	$ -	$ 337	$ (337)
Engineering Fees	$ 10,000	$ 10,000	$ 9,743	$ 257
Dissemination Agent	$ 6,825	$ 6,825	$ 6,825	$ -
Attorney Fees	$ 19,000	$ 19,000	$ 24,305	$ (5,305)
Assessment Administration	$ 5,250	$ 5,250	$ 5,250	$ -
Annual Audit	$ 4,900	$ 4,900	$ 4,900	$ -
Trustee Fees	$ 7,780	$ 7,780	$ 7,758	$ 22
Management Fees	$ 45,000	$ 45,000	$ 45,000	$ -
Information Technology	$ 1,890	$ 1,890	$ 1,890	$ -
Website Maintenance	$ 1,260	$ 1,260	$ 1,260	$ -
Postage & Delivery	$ 1,100	$ 1,100	$ 1,124	$ (24)
Telephone	$ 50	$ 50	$ -	$ 50
Printing & Binding	$ 400	$ 400	$ 165	$ 235
Insurance	$ 8,455	$ 8,455	$ 7,296	$ 1,159
Legal Advertising	$ 5,000	$ 5,000	$ 8,233	$ (3,233)
Contingency	$ 3,000	$ 3,000	$ 472	$ 2,528
Office Supplies	$ 100	$ 100	$ 3	$ 97
Dues, Licenses & Fees	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 132,185**	**$ 132,185**	**$ 130,135**	**$ 2,050**

North Boulevard

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Operation and Maintenance				
Field Expenses				
Field Management	$ 8,348	$ 8,348	$ 8,348	$ (1)
Electric	$ 9,490	$ 9,490	$ 6,103	$ 3,387
Streetlights	$ 30,418	$ 30,418	$ 22,663	$ 7,754
Property Insurance	$ 6,333	$ 6,333	$ 5,064	$ 1,269
Landscape Maintenance	$ 58,860	$ 58,860	$ 53,955	$ 4,905
Landscape Replacement & Enhancement	$ 20,000	$ 20,000	$ 18,000	$ 2,000
Irrigation Repairs	$ 5,500	$ 5,500	$ 7,693	$ (2,193)
General Field Repairs & Maintenance	$ 15,000	$ 15,000	$ 23,644	$ (8,644)
Contingency	$ 10,000	$ 10,000	$ 1,996	$ 8,004
Subtotal	$ 163,948	$ 163,948	$ 147,466	$ 16,482
Amenity Expenses				
Inter-Governmental Expense	$ 92,509	$ 92,509	$ 92,509	$ -
Trash Collections	$ 2,100	$ 2,100	$ 2,498	$ (398)
Pest Control	$ 960	$ 960	$ -	$ 960
Subtotal	$ 95,569	$ 95,569	$ 95,007	$ 562
Total O&M Expenses:	**$ 259,517**	**$ 259,517**	**$ 242,472**	**$ 17,044**
Total Expenditures	**$ 391,702**	**$ 391,701**	**$ 372,608**	**$ 19,093**
Other Financing Sources/Uses:				
Capital Reserve	$ (40,000)	$ (40,000)	$ (40,000)	$ -
Total Other Financing Sources/Uses	**$ (40,000)**	**$ (40,000)**	**$ (40,000)**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 19,945	
Fund Balance - Beginning	$ -		$ 134,509	
Fund Balance - Ending	$ -		$ 154,454	

North Boulevard

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Assessments - Tax Roll	$ 258,211	$ 258,211	$ 258,370	$ 159
Interest	$ 6,000	$ 6,000	$ 13,112	$ 7,112
Total Revenues	**$ 264,211**	**$ 264,211**	**$ 271,482**	**$ 7,271**
Expenditures:				
Interest Expense 11/1	$ 82,726	$ 82,726	$ 82,726	$ -
Principal Expense - 5/1	$ 80,000	$ 80,000	$ 80,000	$ -
Interest Expense - 5/1	$ 82,726	$ 82,726	$ 82,726	$ -
Total Expenditures	**$ 245,451**	**$ 245,451**	**$ 245,451**	**$ -**
Excess Revenues (Expenditures)	$ 18,760		$ 26,031	
Fund Balance - Beginning	$ 161,143		$ 285,721	
Fund Balance - Ending	$ 179,902		$ 311,752	

North Boulevard

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Assessments - Tax Roll	$ 209,762	$ 209,762	$ 209,891	$ 129
Interest	$ 5,000	$ 5,000	$ 10,587	$ 5,587
Total Revenues	**$ 214,762**	**$ 214,762**	**$ 220,478**	**$ 5,716**
Expenditures:				
Interest Expense 11/1	$ 77,869	$ 77,869	$ 77,869	$ -
Principal Expense 11/1	$ 55,000	$ 55,000	$ 55,000	$ -
Interest Expense 5/1	$ 76,700	$ 76,700	$ 76,700	$ -
Total Expenditures	**$ 209,569**	**$ 209,569**	**$ 209,569**	**$ -**
Excess Revenues (Expenditures)	$ 5,193		$ 10,909	
Fund Balance - Beginning	$ 159,358		$ 266,125	
Fund Balance - Ending	$ 164,551		$ 277,035	

North Boulevard

Community Development District

Capital Projects Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Interest	$ -	$ -	$ 0	$ 0
Total Revenues	**$ -**	**$ -**	**$ 0**	**$ 0**
Expenditures:				
Capital Outlay	$ -	$ -	$ 3,858	$ (3,858)
Total Expenditures	**$ -**	**$ -**	**$ 3,858**	**$ (3,858)**
Excess Revenues (Expenditures)	$ -		$ (3,858)	
Fund Balance - Beginning	$ -		$ 3,858	
Fund Balance - Ending	$ -		$ -	

North Boulevard

Community Development District

Capital Reserve Projects

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Interest	$ -	$ -	$ 35	$ 35
Total Revenues	**$ -**	**$ -**	**$ 35**	**$ 35**
Expenditures:				
Contingency	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources:				
Transfer In/(Out)	$ 40,000	$ 40,000	$ 40,000	$ -
Total Other Financing Sources (Uses)	$ 40,000	$ 40,000	$ 40,000	$ -
Excess Revenues (Expenditures)	$ 40,000		$ 40,035	
Fund Balance - Beginning	$ 9,275		$ 29,384	
Fund Balance - Ending	$ 49,275		$ 69,418	

North Boulevard

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	$ -	$ 13,408	$ 401,788	$ 5,181	$ 2,936	$ 2,627	$ 6,026	$ -	$ -	$ -	$ -	$ -	$ 431,966
Interest	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 85	$ 277	$ 362
Other Income	$ 30	$ -	$ -	$ -	$ -	$ -	$ 30	$ 30	$ 75	$ 30	$ -	$ 30	$ 225
Total Revenues	**$ 30**	**$ 13,408**	**$ 401,788**	**$ 5,181**	**$ 2,936**	**$ 2,627**	**$ 6,056**	**$ 30**	**$ 75**	**$ 30**	**$ 85**	**$ 307**	**$ 432,553**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 600	$ 400	$ -	$ -	$ 200	$ 1,600	$ 600	$ 1,200	$ -	$ 400	$ 400	$ -	$ 5,400
FICA Expense	$ -	$ -	$ -	$ -	$ 15	$ 122	$ 46	$ 92	$ -	$ 31	$ 31	$ -	$ 337
Engineering Fees	$ 710	$ 360	$ 720	$ 180	$ 520	$ 2,028	$ 615	$ 590	$ 2,008	$ 1,550	$ 58	$ 405	$ 9,743
Dissemination Agent	$ 569	$ 569	$ 569	$ 569	$ 569	$ 569	$ 569	$ 569	$ 569	$ 569	$ 569	$ 569	$ 6,825
Attorney Fees	$ 2,345	$ 962	$ 1,028	$ 1,787	$ 3,216	$ 1,807	$ 2,237	$ 2,066	$ 2,384	$ 2,258	$ 2,153	$ 2,063	$ 24,305
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	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 45,000
Information Technology	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ 1,890
Website Maintenance	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 1,260
Postage & Delivery	$ 58	$ 26	$ 45	$ 152	$ 6	$ 84	$ 50	$ 667	$ 6	$ 14	$ 12	$ 5	$ 1,124
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Printing & Binding	$ -	$ -	$ 48	$ -	$ 5	$ 10	$ 30	$ 61	$ 2	$ 4	$ 4	$ -	$ 165
Insurance	$ 7,296	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,296
Legal Advertising	$ -	$ 959	$ -	$ -	$ -	$ 756	$ 299	$ 617	$ 4,633	$ 627	$ -	$ 342	$ 8,233
Contingency	$ 76	$ 40	$ 41	$ 40	$ 44	$ 44	$ 44	$ 44	$ 44	$ 54	$ -	$ -	$ 472
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 1	$ 0	$ 3
Dues, Licenses & Fees	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 21,092**	**$ 11,046**	**$ 6,463**	**$ 6,741**	**$ 8,589**	**$ 19,972**	**$ 8,502**	**$ 9,918**	**$ 13,658**	**$ 9,519**	**$ 7,239**	**$ 7,397**	**$ 130,135**

North Boulevard

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operation and Maintenance													
Field Expenses													
Field Management	$ 696	$ 696	$ 696	$ 696	$ 696	$ 696	$ 696	$ 696	$ 696	$ 696	$ 696	$ 696	$ 8,348
Electric	$ 464	$ 475	$ 425	$ 493	$ 502	$ 471	$ 485	$ 526	$ 527	$ 593	$ 590	$ 553	$ 6,103
Streetlights	$ 1,855	$ 1,846	$ 1,834	$ 1,866	$ 1,845	$ 1,841	$ 1,949	$ 1,948	$ 1,945	$ 1,952	$ 1,854	$ 1,927	$ 22,663
Property Insurance	$ 5,064	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,064
Landscape Maintenance	$ -	$ 4,905	$ 4,905	$ 4,905	$ 4,905	$ 4,905	$ 4,905	$ 4,905	$ 4,905	$ 4,905	$ 4,905	$ 4,905	$ 53,955
Landscape Replacement	$ 18,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,000
Irrigation Repairs	$ 4,905	$ 141	$ 123	$ 87	$ 139	$ 497	$ 91	$ 667	$ 291	$ 114	$ 553	$ 84	$ 7,693
General Repairs & Maintenance	$ 1,600	$ 927	$ 5,699	$ 9,945	$ 675	$ -	$ -	$ 2,423	$ -	$ 825	$ 1,550	$ -	$ 23,644
Contingency	$ -	$ -	$ -	$ -	$ -	$ 784	$ 480	$ -	$ 188	$ 544	$ -	$ -	$ 1,996
Subtotal	$ 32,584	$ 8,989	$ 13,682	$ 17,991	$ 8,761	$ 9,194	$ 8,605	$ 11,165	$ 8,552	$ 9,628	$ 10,148	$ 8,165	$ 147,466
Amenity Expenses													
Inter-Governmental Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 92,509	$ -	$ -	$ -	$ -	$ 92,509
Trash Collection	$ 166	$ 175	$ 166	$ 181	$ 181	$ 233	$ 233	$ 233	$ 233	$ 233	$ 233	$ 233	$ 2,498
Pest Control	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal	$ 166	$ 175	$ 166	$ 181	$ 181	$ 233	$ 233	$ 92,741	$ 233	$ 233	$ 233	$ 233	$ 95,007
Total O&M Expenses:	**$ 32,750**	**$ 9,164**	**$ 13,848**	**$ 18,172**	**$ 8,942**	**$ 9,427**	**$ 8,838**	**$ 103,907**	**$ 8,785**	**$ 9,861**	**$ 10,381**	**$ 8,397**	**$ 242,472**
Total Expenditures	**$ 53,842**	**$ 20,210**	**$ 20,311**	**$ 24,913**	**$ 17,531**	**$ 29,399**	**$ 17,340**	**$ 113,825**	**$ 22,443**	**$ 19,380**	**$ 17,620**	**$ 15,794**	**$ 372,608**
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (40,000)	$ -	$ (40,000)
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (40,000)**	**$ -**	**$ (40,000)**
Excess Revenues (Expenditures)	$ (53,812)	$ (6,802)	$ 381,477	$ (19,731)	$ (14,595)	$ (26,773)	$ (11,284)	$ (113,795)	$ (22,368)	$ (19,350)	$ (57,535)	$ (15,487)	$ 19,945

North Boulevard

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

ON ROLL ASSESSMENTS

	General Fund	2017 Debt Service	2019 Debt Service	Total
Gross Assessments	$ 464,193.70	$ 277,646.12	$ 225,550.48	$ 967,390.30
Net Assessments	$ 431,700.14	$ 258,210.89	$ 209,761.95	$ 899,672.98
	48%	29%	23%	100%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	General Fund	2017 Debt Service	2019 Debt Service	Total
11/13/24	10/21/24	$3,757.57	($197.29)	($71.21)	$0.00	$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
04/11/25	03/01/25-03/31/25	$12,774.68	$0.00	($255.49)	$0.00	$0.00	$ 12,519.19	$ 6,007.23	$ 3,593.07	$ 2,918.89	$ 12,519.19
04/30/25	01/01/25-03/31/25	$0.00	$0.00	$0.00	$38.21	$0.00	$ 38.21	$ 18.33	$ 10.97	$ 8.91	$ 38.21
	Total	$ 967,852.09	$ (37,770.65)	$ (18,601.63)	$ 1,411.64	$ (12,665.43)	$ 900,226.02	$ 431,965.52	$ 258,369.61	$ 209,890.90	$ 900,226.03

100%	Net Percent Collected
0	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)
Less: Principal Payment - 05/01/2025		($80,000)
Current Bonds Outstanding		**$3,380,000**

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