

*North Boulevard  
Community Development District*

*Agenda  
February 16, 2026*

# 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

February 9, 2026

### **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 **Monday, February 16, 2026 at 6:00 PM** at the **Tom Fellows Community Center – 207 North Blvd W, Davenport, FL 33837.**

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/84721280246>

**Zoom Call-In Information:** 1-305-224-1968      **Meeting ID:** 847 2128 0246

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 12, 2026 Board of Supervisors Meeting
4. Consideration of Proposal for Pest Control Service
5. Review of Residential Drain Line Terminating on CDD Property
6. Consideration of Contract Agreement with Polk County Property Appraiser
7. Review of Reported Encroachment at 156 Taft Dr
8. 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. Status Update on Reserve Study
9. Other Business
10. Supervisors Requests
11. 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 on Monday, **January 12, 2026**, at 6:23 p.m. at the Tom Fellows Community Center, 207 North Blvd W, Davenport, Florida.

Present and constituting a quorum:

Andres Romero	Chairman
Ron Orenstein	Vice Chairman
Jose Martinez	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Joey Duncan <i>by Zoom</i>	District Engineer
Chace Arrington <i>by Zoom</i>	District Engineer
Joel Blanco	Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order and called the roll. Three Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams stated that this was a time for the public to make comments.

Resident (Alisa Romeo, 831 Fillmore Court) stated that people had been complaining about the gophers, but felt it was just their natural habitat and that there wasn't much that could be done to keep them out since they would just come back and it would cost a lot. She added that this was just their take and that someone else might want to speak about possible action.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the December 16, 2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the December 16, 2025 Board of Supervisors meeting. District staff has reviewed the minutes and Ms. Adams asked for any corrections. The Board had no corrections to the minutes.

On MOTION by Mr. Romero, seconded by Mr. Orenstein, with all in favor, the Minutes of the December 16, 2025, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Review of Correspondence with Property Owners at 156 Taft Dr**

Ms. Adams stated that this was an informational item and didn't require any Board action. The Board reviewed correspondence sent to the owners at 156 Taft Drive regarding fence support straps encroaching onto CDD property. The letter was sent on December 17<sup>th</sup> after Board directive at the December meeting, and the owners were given until January 31<sup>st</sup> to remove the straps. Ms. Adams said that the field manager would keep monitoring the site, and if nothing was corrected by the deadline, the issue would be brought back to the Board.

**FIFTH ORDER OF BUSINESS**

**Discussion of Pocket Gophers in the Community**

Ms. Adams stated that the Board member requested that a discussion on pocket gophers was added to the agenda. The request was made due to resident concerns. There was information published in the agenda packet to educate the Board and residents on the topic. Staff explained that pocket gophers were native to the area and had been an ongoing issue in other nearby communities. They stated they had tried different deterrent products over the years, but nothing humane, pet-safe, and affordable worked well on large CDD parcels. Treating the large stormwater and open-space tracts was not practical. Complaints usually increased in winter because Bahia grass goes dormant and the dirt mounds show more, while during the summer, when the grass is growing, the frequent mowing hides them. One Board member said control efforts would likely be expensive and ineffective, so they didn't support any District action.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Reserve Study**

**A. Reserve Advisors**

**B. Reserve Study Institute**

Ms. Adams stated that the reserve study proposals were added to the agenda after both vendors submitted their quotes earlier than expected. They received two proposals: one from Reserve Advisors for \$6,150 and one from Reserve Study Institute for \$4,500. They had originally budgeted about \$5,000 but had enough funds to choose either. Ms. Adams explained what a reserve study covers, including reviewing District assets, estimating replacement timing and costs, and helping to set annual reserve funding. Ms. Adams noted both firms were good but said Reserve Advisors was well known and provided editable Excel spreadsheets and didn't usually charge extra fees for small updates. Board members said the report would support future budget decisions and provide residents with a clearer, more professional explanation of reserve needs.

On MOTION by Mr. Romero, seconded by Mr. Martinez, with all in favor, the Proposal for Reserve Study from Reserve Advisors, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hancock reminded the Board that a letter was sent in November to the residents at 180 Taft regarding the removal of a fence, shed, and trailer that had been placed on District property beyond their boundary line, with a January 17<sup>th</sup> deadline. She explained that the Board could either send a final legal demand letter or pursue a court injunction if nothing was resolved. It was then confirmed that the residents had already moved everything back onto their property before the deadline, so no further action was needed. Ms. Hancock reminded everyone that annual ethics training was required again for the new year and said she would send the links and keep a record of completions.

**B. Engineer**

Mr. Duncan and Mr. Arrington discussed the weir with the Board. They stated that the weir box replacement listed in the field manager's report and Mr. Duncan's action items. A Board member asked about it, and Ms. Adams explained it had been an ongoing issue since the management transition. The replacement box had been ordered last year and previously approved,

but they held off on installing it because of the rainy season risks and the challenges of setting a concrete structure. Now that it was the dry season, they said they could safely schedule the work. It was also explained what the weir box did. It serves as an overflow structure for the pond, allowing excess stormwater to drain during major rain events and helping prevent flooding. It also includes a skimmer to keep debris out. It was noted that the weir and skimmer heights were set to match the stormwater permit requirements.

### **C. Field Manager's Report**

#### **i. Action Items List**

Mr. Blanco stated that future reports would be more streamlined, focusing on action items and photos so meetings could move faster and issues would be easier to see and understand. He said the playground maintenance and earlier fire ant treatments had been completed, including treatments along the playground perimeter and in the Taft Drive mailbox areas. Pending items included installing the approved mailbox parking signs, addressing the stormwater rear box, and bringing back proposals for ongoing common area pest control at the next meeting. District mulching was scheduled for the week of January 19, and photos would be provided after completion. He also reported encroachment issues in the northern area. One prior issue had been resolved, but straps remained at 156 Taft Drive, and new trees and plantings were found behind a fence at 160 Taft Drive on CDD property. The Board discussed that the plantings were not approved and could interfere with stormwater grading. Rather than removing them immediately, it was recommended that formal notice be sent first to avoid conflict and create a paper trail.

On MOTION by Mr. Romero, seconded by Mr. Martinez, with all in favor, Directing Staff to Send a Letter to 160 Taft Drive Regarding Tree Encroachment, was approved.
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### **D. District Manager's Report**

#### **i. Approval of Check Register**

Ms. Adams reviewed the check register on page 147 and noted that although the header showed October dates, it was actually the November register, totaling \$14,213.53. She explained that this was the first report of the new fiscal year, showing tax receipt transfers, that maintenance funds stayed in the CDD general fund, and that the debt service portion was sent to the Trustee.

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

**ii. Balance Sheet and Income Statement**

Ms. Adams reported that the unaudited November financials were included in the agenda packet starting on page 150. The combined balance sheet on page 152 showed the general fund for District operations, the debt service funds for the 2017 and 2019 bond accounts managed by the trustee, and the capital reserve fund. The unassigned general fund balance represented the cash on hand at the end of November before additional tax revenues were received. The budget comparison pages showed the adopted budget, the prorated amounts through November, actual revenues and expenses, and any variances. The Board was noted to be doing a good job controlling costs, with both administrative and field expenses running under budget. The debt service schedules reflected that the November principal and interest payments for the 2017 and 2019 bonds had been made. No Board action was required, and the unaudited financials were presented for informational purposes only.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

Ms. Adams noted that the next meeting would be on Monday, February 16, 2026.

**NINTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

There being no other comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams adjourned the meeting.

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

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

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

# SECTION 4



# MONTHLY PEST PREVENTION SERVICE AGREEMENT

Email Address: CustomerCare@MasseyServices.com  
 Website: MasseyServices.com  
 Phone: 1-888-2MASSEY (262-7739)

## SERVICE ADDRESS

## BILLING ADDRESS

Business Name _____				Contact Name (Agent) _____		Phone ( ) _____	
Property Address _____				Mailing Address _____			
City _____	State _____	County _____	Zip _____	City _____	State _____	City _____	Zip _____
( ) _____		Phone _____		(Extension) _____		Email _____	

Business Type: \_\_\_\_\_ Service Frequency: \_\_\_\_\_ Grid #: \_\_\_\_\_

1. **SCOPE OF WORK**  
 Massey will provide pest prevention services for  Roaches  Ants  Mice  Rats  Pantry Pests  Fruit Flies  Drain Flies  
 \_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_

2. **AREAS TO BE SERVICED**  
 \_\_\_\_\_  
 \_\_\_\_\_

3. **SERVICE SCHEDULE**  
 A. Initial Service Schedule \_\_\_\_\_ Follow-Up Service on Initial \_\_\_\_\_  
 B. Regular Service Schedule \_\_\_\_\_

4. **CUSTOMER COOPERATION**  
 Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:  
 A. Maintaining a clean facility and promptly correcting any structural problems and deficiencies in hygiene, sanitation and storage practices noted on our Inspection Service Reports.  
 B. Arranging for Service Technician(s) access to the premises and access to all locked areas.

5. **INSURANCE**  
 Massey carries comprehensive General Liability Insurance. Upon request we, will furnish a "Certificate of Insurance" showing coverage in effect.

6. **TERMS OF AGREEMENTS**  
 A. This Agreement will be effective for an original period of twenty four (24) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of the agreement, it shall renew itself from month to month thereafter.  
 B. If THE COMPANY is at any time dissatisfied with Massey's service, THE COMPANY may cancel service upon giving sixty (60) days written notice.

7. **GUARANTEED SATISFACTION**  
 See reverse side of this agreement for explanation of Massey's Pest Prevention Guarantee.

8. FIRST YEAR SERVICE CHARGES		SECOND YEAR SERVICE CHARGES		EQUIPMENT/ITEMS PURCHASED	
Initial Service Charge	\$ _____	Monthly Service Charge	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
Follow Up (as required)	\$ _____	<b>2nd Year Annual Service Amount</b>	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
Monthly Service Charge x11	\$ _____	5% Discount for Advance Payment	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
<b>1st Year Annual Service Amount</b>	\$ _____	<b>Discounted Annual Amount</b>	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
5% Discount for Advance Payment	\$ _____	Applicable Sales Tax	\$ _____	Applicable Sales Tax	\$ _____
<b>Discounted Annual Amount</b>	\$ _____	<b>2nd Year Annual Total</b>	\$ _____	<b>Equipment Total:</b>	\$ _____
Applicable Sales Tax		<b>Note: Massey Services</b> reserves the right to adjust the recurring service charge after the second year of this agreement and at any time due to structural additions and/or modifications.			
<b>1st Year Annual Total</b>	\$ _____				

**First Month Service & Equipment Total: \$ \_\_\_\_\_**

9. **PAYMENT TERMS**  
 A. Method of payment  Year in Advance Payment less 5% discount  Upon Receipt of Monthly Invoice  Remit to Service Technician  
 B. Invoices are mailed the beginning of each month and will include the current month's charge. All invoices are due and payable within 30 days.  
 C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

Massey Address \_\_\_\_\_ Accepted for: \_\_\_\_\_ Date \_\_\_\_\_  
THE COMPANY

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Given by: \_\_\_\_\_ Date \_\_\_\_\_  
Massey Services

Phone \_\_\_\_\_

Approved by: Massey General Manager \_\_\_\_\_ Date \_\_\_\_\_

## GUARANTEED SATISFACTION

We guarantee your premises will be FREE of Roach, Ant and Rodent INFESTATION after we have completed your second month of service. This does not mean you will never see another roach, ant or rodent, but it does mean that the thoroughness of our services and your efforts to maintain the highest standards of sanitation will not allow an INFESTATION to develop. In the event of a pest sighting(s):

1. We GUARANTEE to perform a corrective service within 24 hours.
2. We also GUARANTEE to provide this corrective service at *no additional cost to you*.
3. If your pest problem persists and an infestation can be found in the physical structure after 30 days, a **Massey** Manager will verify the infestation and *refund your last regular service charge*.\*

For the Hospitality Industry, **Massey** further GUARANTEES that if a guest refuses to pay for a night's lodging or a meal charge due to a pest problem, **Massey** will:

- Verify the problem and take corrective measures immediately.
- Reimburse the Company for the lost lodging and/or meal charge(s).\*\*
- Send a letter of apology to the guest, with a copy sent to the Company Manager.

\* A current balance, maximum 30 days, must be maintained to receive any refund or reimbursement under this Guarantee.

\*\* Reimbursement under the terms of the Money Back Guarantee for lost lodging and meal charges will be provided only when The Company Manager notifies a **Massey** Manager within 24 hours and provides the **Massey** Manager with specific details of the problem, lodging and/or meal receipts, guest's name and address. Reimbursement is restricted to one night's lodging charge and one meal charge per occurrence.

## GENERAL TERMS AND CONDITIONS

A. CHANGE IN LAW. BY MASSEY SERVICES, INC. (**Massey**) performs its services in accordance with the requirements of Federal, State and local laws. In the event of a change in existing law as it pertains to the services promised herein, **Massey** reserves the right to adjust the monthly service charge or terminate this agreement by giving THE COMPANY 60 days notice.

B. DISCLAIMER. **Massey** liability under this agreement will be terminated if **Massey** is prevented from fulfilling its responsibilities under the terms of this agreement by reason of delays in transportation, shortages of fuel and/or materials, strikes, embargoes, fires, floods, quarantine restriction, or any Act of God or circumstances or cause beyond the control of **Massey**.

This agreement does not cover and **Massey** will not be responsible for:

1. Any present or future insect and/or rodent damage to the structure(s) or contents, or provide for the compensation or repair of same.
2. Damage or loss of personal property resulting from lack of security or acts of third parties.
3. Damage or loss of personal property due to THE COMPANY'S and/or Occupant(s) failure to comply with the specific instructions outlined in the Pest Elimination Preparation Checklist and/or Quality Assurance Inspection Report.
4. **Massey** disclaims any liability for special incidental or consequential damages. The Guarantee stated in this

agreement is given in lieu of any other guarantee or warranties expressed or implied, including any warranty of merchantability or fitness for a particular purpose.

C. NON-PAYMENT DEFAULT. In case of non-payment or default by THE COMPANY, **Massey** has the right to terminate this Agreement and reasonable attorney's fees and costs of collection shall be paid by THE COMPANY, whether suit is filed or not. In addition, interest at the highest rate allowable by law will be assessed for the period of delinquency.

D. ARBITRATION. THE COMPANY and **Massey** agree that any controversy or claim between them arising out of or relating to the interpretation, performance or breach of any provision of this agreement shall be settled exclusively by arbitration. This Contract/Agreement is subject to arbitration pursuant to the Uniform Arbitration Act of the American Arbitration Association. The arbitration award may be entered in any court having jurisdiction. In no event shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.

E. ENTIRE AGREEMENT. It is understood and agreed between the parties that this agreement constitutes the complete agreement between **Massey** and THE COMPANY and that said agreement may not be changed or altered in any manner, oral or otherwise, by any representative of **Massey** unless alteration or change be in writing and executed by the President of Massey Services under its Corporate Seal.

## PRIVACY POLICY FOR EMAIL ADDRESSES


By providing an email address on this agreement, the Customer is consenting to receive emails regarding service alerts, new services and special promotions. Email addresses are kept confidential and used solely for communication from Massey Services.



**Go Paperless!**

# SECTION 5



**From:** Arrington, Chace carrington@dewberry.com   
**Subject:** RE: North Boulevard CDD 12/16/25 Meeting Agenda

CA

**Date:** January 14, 2026 at 11:00 AM

**To:** Tricia Adams tadams@gmscfl.com, Duncan, Joey V. jduncan@Dewberry.com, Malave, Rey rmalave@Dewberry.com

**Cc:** Joel Blanco jblanco@gmscfl.com, Monica Virgen mvirgen@gmscfl.com

Tricia,

Either solution is acceptable in our view, the erosion will need to be remedied either way.

We agree that a pop-up drain is an acceptable middle ground to keep their drain, but if they would rather remove it that is acceptable as well.

Thank you,  
Chace Arrington, EI

Graduate Engineer

800 North Magnolia Avenue, Suite 1000

Orlando, FL 32803-3251  
D321.354.9636

[www.dewberry.com](http://www.dewberry.com)

Chace Arrington, EI  
Graduate Engineer  
800 North Magnolia Avenue, Suite 1000  
Orlando, FL 32803-3251  
D 321.354.9636



     
[www.dewberry.com](http://www.dewberry.com)

**From:** Tricia Adams tadams@gmscfl.com   
**Subject:** Fwd: North Boulevard CDD 12/16/25 Meeting Agenda

TA

**Date:** December 17, 2025 at 3:31 PM

**To:** Arrington, Chace carrington@dewberry.com, Rey Malave RMalave@BSA-Civil.com

**Cc:** Joel Blanco jblanco@gmscfl.com, Monica Virgen mvirgen@gmscfl.com

Hi Chace and Rey,

We had a drainage issue come up during yesterday's Board meeting at North Boulevard CDD. Please see page 132 of the agenda packet. There is a picture provided by the Field Manager of a drain line extending from private residential property into CDD property where there is a dry retention pond. Can you kindly review and advise if you recommend removal OR if the drain line termination point is modified/buried with a pop up emitter and sod is installed on top (at the expense of the property owner) OR if there are other specifications you recommend can the Board consider tolerating the encroachment and moving forward with an agreement? Other thoughts?

Also - important to note the Board revised their meeting schedule for the remainder of the year. Please see page 110 for the new schedule approved at yesterday's meeting. Can someone from your firm plan to attend each meeting?

Please confirm receipt on both issues.

All the best,

Tricia L. Adams

District Manager  
Governmental Management Services  
219 E. Livingston Street  
Orlando, FL 32801

Office 407.841.5524 ext 138  
Cell 863.241.8050

"It is not the mountain we conquer but ourselves."  
—Edmund Hillary

# SECTION 6

# CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 14, 2026 by and between the North Boulevard Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2026 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the North Boulevard Community Development District.
3. The term of this Agreement shall commence on January 1, 2026 or the date signed below, whichever is later, and shall run until December 31, 2026, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2026 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 10, 2026**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Tuesday, September 15, 2026**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2026 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2026 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Tuesday, September 15, 2026** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

\_\_\_\_\_  
Special District Representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Neil Combee  
Polk County Property Appraiser  
By:



\_\_\_\_\_  
Neil Combee, Property Appraiser

# SECTION 7

# *North Boulevard*

## *Community Development District*

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219 E. Livingston St., Orlando, FL 32801

December 17, 2025

Marco and Julie Cuba  
156 Taft Drive  
Davenport, Florida 33837-3669

### **Re: Notice of Encroachment onto North Boulevard Community Development District Property**

Dear Property Owners:

It has been brought to the attention of the North Boulevard Community Development District (the “District”) that support straps have been installed and anchored onto District-owned property adjacent to 156 Taft Drive. These straps appear to be affixed to or supporting fencing panels and extend onto property owned and maintained by the District. Please see the attached photograph for reference.

The placement of any personal property or improvement on District property without prior written authorization constitutes an encroachment. District property is reserved for public infrastructure, access, drainage, and maintenance purposes, and the installation of private items—including but not limited to straps, ties, anchors, fencing components, landscaping, or other man-made objects—is strictly prohibited.

Accordingly, the District hereby directs that all straps and related materials installed on District property be fully removed, and that the affected area be restored to its original condition.

#### **Deadline for Compliance:**

All encroaching items must be removed no later than January 31, 2026.

If the encroachment is not removed by this date, the District reserves the right to remove the encroaching items without further notice and to assess the cost of removal and restoration to the responsible property owner, as permitted by law.

Please also be reminded that residents are not authorized to perform maintenance, alterations, or installations of any kind on District property without express written approval from the District.

If you have questions regarding this notice or wish to discuss compliance, please contact me at the number or email listed below.

Thank you for your prompt attention to this matter and your cooperation in protecting District property.

Sincerely,

*Tricia L. Adams*

**Tricia L. Adams**

District Manager

Governmental Management Services – Central Florida, LLC

Office: (407) 841-5524 ext. 138

Email: [tadams@gmscfl.com](mailto:tadams@gmscfl.com)


cc: District Counsel (via email only)

*North Boulevard  
Community Development District*

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219 E. Livingston St., Orlando, FL 32801



**From:** M. Cuba motecrudo@yahoo.com   
**Subject:** Re: North Boulevard CDD Notice of Encroachment  
**Date:** January 31, 2026 at 12:47 PM  
**To:** Monica Virgen mvirgen@gmscfl.com  
**Cc:** Tricia Adams tadams@gmscfl.com

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Hello  
The issue has been resolved and fixed  
Thanks



# SECTION 8

# SECTION C

# North Boulevard - CDD

## Field Management Report – Photo Supplement

### Noted Areas of Encroachment



#### Photo Description:

- ✚ Straps have been removed on 156 Taft Dr.
- ✚ Trees and pellets planted behind fence line on 160 Taft Dr. remain.
- ✚ Drain extensions remain behind 464 Buchanan Dr.

# Maintenance Items



## Photo Description:

- + Both "Mailbox Parking" signs were installed.
- + Down fence from strong winds were repaired.



# District Mulching



## Photo Description:

- ✚ All district common areas (perimeter, entrance landscaping beds, tree rings, and playground areas) were mulched.



**North Boulevard CDD Field Management Action Items List**

<i>Description</i>	<i>Vendor</i>	<i>Status</i>	<i>Proposal \$</i>	<i>Completion</i>	<i>Notes</i>
District Mulching	Prince & Sons	Completed		Jan. 2026	Vendor installed pine bark mulch throughout the perimeter, playgrounds, and tree rings on common areas.
District Fence Repairs	Maintenance Staff	Completed		Jan. 2026	(2) sections of vinyl fencing were down due to strong winds. Staff completed repairs.
Installation of Mailbox Parking Signs	Maintenance Staff	Completed		Jan. 2026	Mailbox parking signs have been installed at both mailbox areas on Taft Dr.
Replacement of Stormwater Weir Box	Maintenance Staff	Pending			Pending delivery date and installation of new box along with the removal of the old weir box in dry pond on Taft Dr.
Proposals for Common Area Pest Control	Maintenance Staff	Discussion	Massey: \$ 610 (A), \$50 (M) Orkin:		(2) Proposals were requested from Massey and Orkin to treat both playgrounds and mailbox areas.

# SECTION D

# SECTION i

# North Boulevard Community Development District

## Summary of Check Register

December 01, 2025 to December 31,2025

Bank	Date	Check No.'s		Amount
General Fund	12/8/25	571-573	\$	12,061.73
	12/12/25	574	\$	1,295.56
	12/23/25	575	\$	10,749.18
	12/29/25	576-580	\$	456,644.12
			<b>\$</b>	<b>480,750.59</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/08/25	00050	10/31/25	00074025	202510	310-51300-48000				*	275.03		
			NOT OF BOS MTG-10/06/25									
11/30/25		00074530	202511	310-51300-48000					*	490.58		
			NOT OF RULE-11/04/25									
11/30/25		00074530	202511	310-51300-48000					*	279.82		
			NOT OF BOS MTG-11/10/25									
11/30/25		00074530	202511	310-51300-48000					*	758.82		
			NOT OF RULE/PROCEDURES									
GANNETT MEDIA CORP DBA											1,804.25	000571
12/08/25	00039	11/25/25	TL2312	202512	330-57200-48201				*	232.76		
			PET WASTE STATION-DEC25									
POOP BANDIT											232.76	000572
12/08/25	00035	10/20/25	20548	202510	320-53800-47300				*	90.84		
			RPLCD CLOGGED NOZZLE									
11/01/25		20736	202511	320-53800-46200					*	4,905.00		
			LANDSCAPE MAINT-NOV25									
11/13/25		21004	202511	320-53800-47300					*	123.88		
			RPLCD SPRAYS & NOZZLES									
12/01/25		21264	202512	320-53800-46200					*	4,905.00		
			LANDSCAPE MAINT-DEC25									
PRINCE & SONS INC.											10,024.72	000573
12/12/25	00019	10/31/25	195	202510	320-53800-48000				*	220.00		
			STRAIGHTEN STREET SIGNS									
10/31/25		196	202510	320-53800-48000					*	375.00		
			REMOVE SEDIMENT DRYPOND									
10/31/25		197	202510	320-53800-48000					*	205.56		
			PAINT MONUMENT ENTRAMCE									
10/31/25		198	202510	320-53800-48000					*	275.00		
			RPR SAGGING BOARDER									
10/31/25		199	202510	320-53800-48000					*	220.00		
			REINSTALL FALLEN SLATS									
GOVERNMENTAL MANAGEMENT SERVICES-CF											1,295.56	000574
12/23/25	00061	8/11/25	4652261	202512	300-20700-10200				*	5,031.97		
			POLK CTY PROP 1% DEBT									
8/11/25		4652262	202512	300-20700-10200					*	5,717.21		
			POLK CTY PROP 1% MAINT									
DAVENPORT ROAD SOUTH CDD											10,749.18	000575
12/29/25	00019	12/01/25	200	202512	320-53800-12000				*	716.50		
			FIELD MANAGEMENT-DEC25									
12/01/25		201	202512	310-51300-34000					*	3,862.50		
			MANAGEMENT FEES-DEC25									

NOBU NORTH BOULEVAR IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/25	201		201	202512	310	51300	35200		WEBSITE MANAGEMENT-DEC25	*	108.17		
12/01/25	201		201	202512	310	51300	35100		INFORMATION TECH-DEC25	*	162.25		
12/01/25	201		201	202512	310	51300	31300		DISSEMINATION SVCS-DEC25	*	585.83		
12/01/25	201		201	202512	310	51300	51000		OFFICE SUPPLIES	*	.12		
12/01/25	201		201	202512	310	51300	42000		POSTAGE	*	2.97		
GOVERNMENTAL MANAGEMENT SERVICES-CF											5,438.34	000576	
12/29/25	00036	12/18/25	13883	202511	310	51300	31500		ATTORNEY SVCS-NOV25	*	771.08		
KILINSKI VAN WYK PLLC											771.08	000577	
12/29/25	00027	12/23/25	12232025	202512	300	20700	10000		TRANSFER OF TAX RCPT S17	*	246,289.64		
NORTH BOULEVARD CDD											246,289.64	000578	
12/29/25	00028	12/23/25	12232025	202512	300	20700	10000		TRANSFER OF TAX RCPT S19	*	200,077.50		
NORTH BOULEVARD CDD											200,077.50	000579	
12/29/25	00012	11/25/25	7979306	202511	310	51300	32300		TRUSTEE FEES S2017 FY26	*	4,067.56		
U.S. BANK											4,067.56	000580	
TOTAL FOR BANK A											480,750.59		

NOBU NORTH BOULEVAR IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/15/25	00060	11/10/25 1454-10.	202510 320-53800-43000 901 FILLMORE BLVD-OCT.25	DUKE ENERGY PAYMENT PROCESSING	*	32.49	32.49 080012
12/15/25	00060	11/10/25 2637-10.	202510 320-53800-43000 1900 NORTH BLVD W-OCT.25	DUKE ENERGY PAYMENT PROCESSING	*	115.44	115.44 080013
12/15/25	00060	11/10/25 1230-10.	202510 320-53800-43000 582 TAFT DR-OCT.25	DUKE ENERGY PAYMENT PROCESSING	*	94.27	94.27 080014
12/15/25	00060	11/18/25 1694-11.	202511 320-53800-43100 000 NORTH BLVD-NOV.25	DUKE ENERGY PAYMENT PROCESSING	*	981.75	981.75 080015
12/15/25	00060	11/19/25 1412-11.	202511 320-53800-43100 0000 FOREST LK DR-NOV.25	DUKE ENERGY PAYMENT PROCESSING	*	873.77	873.77 080016
12/15/25	00060	11/25/25 2843-11.	202511 320-53800-43000 564 BUCHANNAN DR-NOV.25	DUKE ENERGY PAYMENT PROCESSING	*	369.34	369.34 080017
TOTAL FOR BANK Z						2,467.06	
TOTAL FOR REGISTER						483,217.65	

NOBU NORTH BOULEVAR IARAUJO

# SECTION ii

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

***Unaudited Financial Reporting***  
***December 31, 2025***



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Operating Account	\$ 532,615	\$ -	\$ 69,436	\$ 602,050
Due From General Fund	\$ -	\$ 4,817	\$ -	\$ 4,817
State Board - 231420	\$ 66,047	\$ -	\$ -	\$ 66,047
Deposits	\$ 960	\$ -	\$ -	\$ 960
Investments:				
<u>Series 2017</u>				
Reserve	\$ -	\$ 123,875	\$ -	\$ 123,875
Revenue	\$ -	\$ 355,602	\$ -	\$ 355,602
Redemption	\$ -	\$ 834	\$ -	\$ 834
<u>Series 2019</u>				
Reserve	\$ -	\$ 105,956	\$ -	\$ 105,956
Revenue	\$ -	\$ 242,053	\$ -	\$ 242,053
Prepayment	\$ -	\$ 167	\$ -	\$ 167
<b>Total Assets</b>	<b>\$ 599,621</b>	<b>\$ 833,305</b>	<b>\$ 69,436</b>	<b>\$ 1,502,362</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 10,571	\$ -	\$ -	\$ 10,571
Due to Debt Service	\$ 4,817	\$ -	\$ -	\$ 4,817
<b>Total Liabilities</b>	<b>\$ 15,389</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,389</b>
<b>Fund Balance:</b>				
Assigned For:				
Debt Service - Series 2017	\$ -	\$ 482,969	\$ -	\$ 482,969
Debt Service - Series 2019	\$ -	\$ 350,336	\$ -	\$ 350,336
Restricted For:				
Capital Reserve	\$ -	\$ -	\$ 69,436	\$ 69,436
Unassigned	\$ 584,233	\$ -	\$ -	\$ 584,233
<b>Total Fund Balances</b>	<b>\$ 584,233</b>	<b>\$ 833,305</b>	<b>\$ 69,436</b>	<b>\$ 1,486,974</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 599,621</b>	<b>\$ 833,305</b>	<b>\$ 69,436</b>	<b>\$ 1,502,362</b>

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 531,702	\$ 512,626	\$ 512,626	\$ -
Interest	\$ -	\$ -	\$ 687	\$ 687
Other Income	\$ -	\$ -	\$ 30	\$ 30
<b>Total Revenues</b>	<b>\$ 531,702</b>	<b>\$ 512,626</b>	<b>\$ 513,343</b>	<b>\$ 717</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,600	\$ 1,400
FICA Expense	\$ 918	\$ 230	\$ 122	\$ 107
Engineering Fees	\$ 10,000	\$ 2,500	\$ 1,288	\$ 1,213
Dissemination Agent	\$ 7,030	\$ 1,757	\$ 1,757	\$ -
Attorney Fees	\$ 25,000	\$ 6,250	\$ 5,662	\$ 588
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Annual Audit	\$ 5,000	\$ 3,400	\$ 3,400	\$ -
Trustee Fees	\$ 8,514	\$ 4,068	\$ 4,068	\$ -
Management Fees	\$ 46,350	\$ 11,588	\$ 11,588	\$ -
Information Technology	\$ 1,947	\$ 487	\$ 487	\$ (0)
Website Maintenance	\$ 1,298	\$ 324	\$ 325	\$ (0)
Postage & Delivery	\$ 1,300	\$ 325	\$ 22	\$ 303
Printing & Binding	\$ 400	\$ 100	\$ 12	\$ 88
Insurance	\$ 8,390	\$ 8,390	\$ 7,734	\$ 656
Legal Advertising	\$ 5,300	\$ 1,325	\$ 1,804	\$ (479)
Contingency	\$ 2,800	\$ 700	\$ 55	\$ 645
Office Supplies	\$ 100	\$ 25	\$ 1	\$ 24
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 141,929</b>	<b>\$ 50,051</b>	<b>\$ 45,506</b>	<b>\$ 4,545</b>

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b><u>Operation and Maintenance</u></b>				
<b>Field Expenses</b>				
Field Management	\$ 8,598	\$ 2,150	\$ 2,150	\$ -
Electric	\$ 9,490	\$ 2,373	\$ 2,059	\$ 314
Streetlights	\$ 30,418	\$ 7,604	\$ 5,567	\$ 2,038
Property Insurance	\$ 5,824	\$ 5,824	\$ 4,554	\$ 1,270
Landscape Maintenance	\$ 60,626	\$ 15,156	\$ 14,715	\$ 441
Landscape Replacement & Enhancement	\$ 20,000	\$ 5,000	\$ -	\$ 5,000
Irrigation Repairs	\$ 5,500	\$ 1,375	\$ 215	\$ 1,160
General Field Repairs & Maintenance	\$ 20,000	\$ 5,000	\$ 1,296	\$ 3,704
Contingency	\$ 9,700	\$ 2,425	\$ 5	\$ 2,420
<b>Subtotal</b>	<b>\$ 170,155</b>	<b>\$ 46,907</b>	<b>\$ 30,559</b>	<b>\$ 16,347</b>
<b>Amenity Expenses</b>				
Inter-Governmental Expense	\$ 78,374	\$ -	\$ -	\$ -
Trash Collections	\$ 2,793	\$ 698	\$ 698	\$ -
Pest Control	\$ 960	\$ 240	\$ -	\$ 240
<b>Subtotal</b>	<b>\$ 82,127</b>	<b>\$ 938</b>	<b>\$ 698</b>	<b>\$ 240</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 252,282</b>	<b>\$ 47,845</b>	<b>\$ 31,258</b>	<b>\$ 16,587</b>
<b>Total Expenditures</b>	<b>\$ 394,212</b>	<b>\$ 97,896</b>	<b>\$ 76,764</b>	<b>\$ 21,132</b>
<b><u>Other Financing Sources/Uses:</u></b>				
Capital Reserve	\$ (137,490)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ (137,490)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 0</b>		<b>\$ 436,579</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 147,654</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 584,233</b>	

# North Boulevard

## Community Development District

### Debt Service Fund - Series 2017

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

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 258,211	\$ 248,948	\$ 248,948	\$ -
Interest	\$ 6,000	\$ 1,500	\$ 2,659	\$ 1,159
<b>Total Revenues</b>	<b>\$ 264,211</b>	<b>\$ 250,448</b>	<b>\$ 251,606</b>	<b>\$ 1,159</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 81,086	\$ 81,086	\$ 81,086	\$ -
Principal Expense - 5/1	\$ 85,000	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ 81,086	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 247,171</b>	<b>\$ 81,086</b>	<b>\$ 81,086</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 17,040</b>		<b>\$ 170,521</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 188,352</b>		<b>\$ 312,448</b>	
<b>Fund Balance - Ending</b>	<b>\$ 205,392</b>		<b>\$ 482,969</b>	

# North Boulevard

## Community Development District

### Debt Service Fund - Series 2019

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

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 209,762	\$ 202,237	\$ 202,237	\$ -
Interest	\$ 5,000	\$ 139	\$ 2,199	\$ 2,060
<b>Total Revenues</b>	<b>\$ 214,762</b>	<b>\$ 202,376</b>	<b>\$ 204,436</b>	<b>\$ 2,060</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 76,700	\$ 76,700	\$ 76,700	\$ -
Principal Expense 11/1	\$ 55,000	\$ 55,000	\$ 55,000	\$ -
Interest Expense 5/1	\$ 75,394	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 207,094</b>	<b>\$ 131,700</b>	<b>\$ 131,700</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 7,668</b>		<b>\$ 72,736</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 170,966</b>		<b>\$ 277,600</b>	
<b>Fund Balance - Ending</b>	<b>\$ 178,634</b>		<b>\$ 350,336</b>	

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 18	\$ 18
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18</b>	<b>\$ 18</b>
<b>Expenditures:</b>				
Reserve Study	\$ 5,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ 137,490	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 137,490</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 132,490</b>		<b>\$ 18</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 69,413</b>		<b>\$ 69,418</b>	
<b>Fund Balance - Ending</b>	<b>\$ 201,904</b>		<b>\$ 69,436</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 9,239	\$ 503,387	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 512,626
Interest	\$ 238	\$ 224	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 687
Other Income	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30
<b>Total Revenues</b>	<b>\$ 238</b>	<b>\$ 9,493</b>	<b>\$ 503,612</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 513,343</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 600	\$ 200	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
FICA Expense	\$ 46	\$ 15	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Engineering Fees	\$ 850	\$ -	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,288
Dissemination Agent	\$ 586	\$ 586	\$ 586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,757
Attorney Fees	\$ 2,054	\$ 771	\$ 2,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,662
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Annual Audit	\$ -	\$ 2,500	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
Trustee Fees	\$ -	\$ 4,068	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,068
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,588
Information Technology	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 487
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325
Postage & Delivery	\$ 7	\$ 12	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22
Printing & Binding	\$ -	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12
Insurance	\$ 7,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,734
Legal Advertising	\$ 275	\$ 1,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,804
Contingency	\$ 5	\$ 13	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55
Office Supplies	\$ 0	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 21,873</b>	<b>\$ 13,839</b>	<b>\$ 9,794</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 45,506</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	\$ 717	\$ 717	\$ 717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,150
Electric	\$ 731	\$ 598	\$ 730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,059
Streetlights	\$ 1,856	\$ 1,856	\$ 1,856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,567
Property Insurance	\$ 4,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,554
Landscape Maintenance	\$ 4,905	\$ 4,905	\$ 4,905	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,715
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 91	\$ 124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215
General Repairs & Maintenance	\$ 1,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,296
Contingency	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
<b>Subtotal</b>	<b>\$ 14,148</b>	<b>\$ 8,204</b>	<b>\$ 8,207</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,559</b>
<b>Amenity Expenses</b>													
Inter-Governmental Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trash Collection	\$ 233	\$ 233	\$ 233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 698
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 233</b>	<b>\$ 233</b>	<b>\$ 233</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 698</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 14,381</b>	<b>\$ 8,437</b>	<b>\$ 8,439</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 31,258</b>
<b>Total Expenditures</b>	<b>\$ 36,254</b>	<b>\$ 22,277</b>	<b>\$ 18,234</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 76,764</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>\$ (36,016)</b>	<b>\$ (12,784)</b>	<b>\$ 485,378</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 436,579</b>

**North Boulevard**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2017, Special Assessment Revenue Bonds</b>	
Interest Rate:	3.500%, 4.100%, 4.625%, 5.000%
Maturity Date:	5/1/2048
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$123,875
Reserve Fund Balance	\$123,875
Bonds Outstanding - 10/16/2017	\$4,965,000
Less: Special Call Payment - 05/01/2018	(\$300,000)
Less: Special Call Payment - 07/23/2018	(\$560,000)
Less: Principal Payment - 05/01/2019	(\$265,000)
Less: Principal Payment - 05/01/2020	(\$70,000)
Less: Principal Payment - 05/01/2021	(\$70,000)
Less: Special Call Payment - 11/01/2021	(\$5,000)
Less: Principal Payment - 05/01/2022	(\$80,000)
Less: Principal Payment - 11/01/2022	(\$5,000)
Less: Principal Payment - 05/01/2023	(\$75,000)
Less: Principal Payment - 05/01/2024	(\$75,000)
Less: Principal Payment - 05/01/2025	(\$80,000)
<b>Current Bonds Outstanding</b>	<b>\$3,380,000</b>

<b>Series 2019, Special Assessment Revenue Bonds</b>	
Interest Rate:	4.250%, 4.750%, 5.500%, 5.625%
Maturity Date:	11/1/2049
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$105,956
Reserve Fund Balance	\$105,956
Bonds Outstanding - 11/01/2020	\$4,335,000
Less: Special Call Payment - 02/01/20	(\$605,000)
Less: Special Call Payment - 08/01/20	(\$325,000)
Less: Special Call Payment - 11/01/20	(\$170,000)
Less: Special Call Payment - 02/01/21	(\$155,000)
Less: Principal Payment - 05/01/21	(\$55,000)
Less: Special Call Payment - 08/01/21	(\$5,000)
Less: Principal Payment - 11/01/21	(\$65,000)
Less: Principal Payment - 11/01/22	(\$55,000)
Less: Principal Payment - 11/01/23	(\$50,000)
Less: Principal Payment - 11/01/24	(\$55,000)
Less: Principal Payment - 11/01/25	(\$55,000)
<b>Current Bonds Outstanding</b>	<b>\$2,740,000</b>

**North Boulevard CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2026**

**ON ROLL ASSESSMENTS**

Gross Assessments \$ 571,721.08 \$ 277,646.12 \$ 225,550.48 \$ 1,074,917.68  
Net Assessments \$ 531,700.60 \$ 258,210.89 \$ 209,761.95 \$ 999,673.44

53.19%      25.83%      20.98%      100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Property Appraiser</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>2017 Debt Service</i>	<i>2019 Debt Service</i>	<i>Total</i>
11/10/25	10/20/25-10/21/25	\$4,725.95	(\$253.18)	(\$89.46)	\$0.00	\$0.00	\$4,383.31	\$2,331.37	\$1,132.19	\$919.75	\$4,383.31
11/14/25	10/01/25-10/31/25	\$2,773.48	(\$110.92)	(\$53.25)	\$0.00	\$0.00	\$2,609.31	\$1,387.82	\$673.98	\$547.51	\$2,609.31
11/21/25	11/01/25-11/07/25	\$8,162.92	(\$326.52)	(\$156.73)	\$0.00	\$0.00	\$7,679.67	\$4,084.62	\$1,983.62	\$1,611.43	\$7,679.67
11/26/25	11/08/25-11/15/25	\$2,868.68	(\$114.74)	(\$55.08)	\$0.00	\$0.00	\$2,698.86	\$1,435.45	\$697.11	\$566.30	\$2,698.86
12/08/25	11/16/25-11/25/25	\$43,879.00	(\$1,755.17)	(\$842.48)	\$0.00	\$0.00	\$41,281.35	\$21,956.49	\$10,662.78	\$8,662.08	\$41,281.35
12/19/25	11/26/25-11/30/25	\$967,261.28	(\$38,690.09)	(\$18,571.42)	\$0.00	\$0.00	\$909,999.77	\$484,005.48	\$235,048.61	\$190,945.68	\$909,999.77
12/19/25	Inv# 4652261	\$0.00	\$0.00	\$0.00	\$0.00	(\$5,031.97)	(\$5,031.97)	(\$2,676.38)	(\$1,299.73)	(\$1,055.86)	(\$5,031.97)
12/19/25	Inv# 4652262	\$0.00	\$0.00	\$0.00	\$0.00	(\$5,717.21)	(\$5,717.21)	(\$3,040.84)	(\$1,476.73)	(\$1,199.64)	(\$5,717.21)
12/31/25	12/01/25-12/15/25	\$6,242.80	(\$215.01)	(\$120.56)	\$0.00	\$0.00	\$5,907.23	\$3,141.90	\$1,525.81	\$1,239.52	\$5,907.23
<b>TOTAL</b>		<b>\$ 1,035,914.11</b>	<b>\$ (41,465.63)</b>	<b>\$ (19,888.98)</b>	<b>\$ -</b>	<b>\$ (10,749.18)</b>	<b>\$ 963,810.32</b>	<b>\$ 512,625.91</b>	<b>\$ 248,947.64</b>	<b>\$ 202,236.77</b>	<b>\$ 963,810.32</b>

<b>96%</b>	<b>Net Percent Collected</b>
<b>\$ 35,863.12</b>	<b>Balance Remaining to Collect</b>