

*North Boulevard
Community Development District*

*Agenda
July 20, 2026*

AGENDA

North Boulevard

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

July 13, 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, July 20, 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 May 18, 2026 Board of Supervisors Meeting
4. Public Hearing on the Adoption of the Fiscal Year 2027 Budget
 - A. Consideration of Resolution 2026-10 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations
5. Consideration of Resolution 2026-11 Imposing Special Assessments and Certifying an Assessment Roll
6. Public Hearing on the Adoption of Amended Easement Variance Policies
 - A. Consideration of Resolution 2026-12 Adopting Amended Easement Variance Policies
7. Consideration of Resolution 2026-13 Adopting the Fiscal Year 2027 Meeting Schedule
8. Discussion of Changing Meeting Times to 6:30 pm – *Requested by Supervisor Alisa Romero*
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Annual Engineer's Report
 - C. Field Manager's Report
 - i. Consideration of Proposals for Radar Display Signs
 1. Option 1 – 12 Inch Value
 2. Option 2 – iQ1200
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Goals & Objectives

1. Adoption of Fiscal Year 2027 Goals & Objectives
2. Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives

10. Other Business

11. Supervisors Requests

12. 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, **May 18, 2026**, at 6:08 p.m. at the Tom Fellows Community Center, 207 North Blvd W, Davenport, Florida.

Present and constituting a quorum:

Andres Romero
Ron Orenstein
Jose Martinez
Rheah Bridges *via Zoom*
Alisa Romero

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Appointed as Assistant Secretary

Also present were:

Tricia Adams
Savannah Hancock *via Zoom*
Chace Arrington *via Zoom*
Rey Malave *via Zoom*
Joel Blanco

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. Four Board members were present and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened up the meeting for public comments.

THIRD ORDER OF BUSINESS**Organizational Matters****A. Acceptance of Resignation of Emily Hazelrig and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026**

Ms. Adams stated that the packet includes a resignation letter from Emily Hazelrig, whose Board term was set to expire in November 2026. She said the Board's next step is to formally accept the resignation, declare the seat vacant, and then discuss how to fill the vacancy.

On MOTION by Mr. Romero, seconded by Mr. Orenstein, with all in favor, Acceptance of Resignation of Emily Hazelrig, was approved.

B. Appointment of Alisa to Fulfill the Board Vacancy with a Term Ending November 2026

Ms. Adams reviewed the vacancy created by the resignation of Emily Hazelrig and explained the Board's options for filling the vacant seat. The Board discussed qualifications for appointment and received guidance from District Counsel regarding Sunshine Law and ethics requirements applicable to Board members. Following discussion, the Board appointed Alisa Romero to fill the vacancy through November 2026.

On MOTION by Mr. Romero, seconded by Mr. Orenstein, with all in favor, Appointment of Alisa to Fulfill the Board Vacancy with a Term Ending November, was approved.

C. Administration of Oath of Office to Newly Appointed Board Member

Ms. Adams gave Ms. Romero the oath of office.

D. Consideration of Resolution 2026-09 Electing Alisa Romero as Assistant Secretary

Ms. Adams advised that the Board was required to elect officers. She reviewed the current officer positions, noting that Andres Romero served as Chair, Ron Orenstein served as Vice Chair, and the remaining Board members served as Assistant Secretaries. She further stated that Resolution 2026-09 contemplated appointing Alisa Romero as Assistant Secretary, while also advising that the Board could alternatively reorganize its officer positions if it is so chosen. She then requested the Board's direction on how it wished to proceed.

On MOTION by Mr. Orenstein, seconded by Mr. Romero, with all in favor, Resolution 2026-09 Electing Alisa Romero an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the April 20, 2026
Board of Supervisors Meeting**

Ms. Adams presented the minutes of the April 20, 2026, Board of Supervisors meeting. The Board had no changes to the minutes.

On MOTION by Mr. Romero, seconded by Mr. Orenstein, with all in favor, the Minutes of the April 20, 2026, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Access Agreement with
Frontier Communications of America,
Inc.**

Ms. Adams presented a request from Frontier Communications to install fiber infrastructure within the District. District Counsel and the District Engineer discussed requirements related to access, restoration, review of construction plans, and protection of District property. Following discussion, the Board approved moving forward subject to satisfactory review by District Counsel and the District Engineer.

On MOTION by Mr. Romero, seconded by Mr. Orenstein, with all in favor, the Access Agreement with Frontier Communications of America, Inc. subject to review and approval by District Counsel and the District Engineer and execution of an acceptable access agreement, was approved.

SIXTH ORDER OF BUSINESS**Review and Acceptance of Fiscal Year
2025 Audit Report – ADDED**

Ms. Adams reviewed the Fiscal Year 2025 Independent Audit Report and noted that the audit contained no findings, recommendations, or internal control deficiencies. Following discussion, the Board accepted the audit report.

On MOTION by Mr. Romero, seconded by Ms. Romero, with all in favor, Acceptance of Fiscal Year 2025 Independent Audit Report, was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Hancock had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report**i. Action Items List**

Mr. Blanco reported completion of several fence repairs on Buchanan Drive near the school; installation of hot-surface warning stickers on playground metal posts at the recommendation of the District's insurance provider; ordering of a missing skimmer component for the recently installed structure on Taft Drive; and identification of two playground components with flaking rubber coating, for which pricing is being obtained and potential replacement is anticipated at the start of the next fiscal year. He also reported that the mailbox parking signs had been scheduled to be relocated and were expected to be moved by the end of the week. During Board discussion, a maintenance concern was raised regarding signage placed at the corner of Holly Hill and North Boulevard. He advised that the location falls within another community development District overseen by staff and confirmed that the sign would be removed. No further maintenance matters were raised.

**ii. Consideration of Prince and Sons Inc. Landscape Services Fuel
Surcharge Proposal – ADDED**

Ms. Adams presented a request from Prince and Sons for a temporary fuel surcharge through September 30, 2026. Staff reviewed the request and budget impact. Following discussion, the Board approved the surcharge proposal.

On MOTION by Mr. Orenstein, seconded by Mr. Romero, with all in favor, Prince and Sons Inc. Landscape Services Fuel Surcharge Proposal, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams reviewed the check register from March 1, 2026, to March 31, 2026. The total amount is \$15,971.95. Immediately following the register is a detailed run summary.

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 presented the unaudited financial statements through March 31, 2026, including the combined balance sheet and budget-to-actual information. It was reported that the Board's primary focus remained the unassigned fund balance in the general fund, that assessment collections were approximately 98% as of the end of March, and that expenditures were tracking under budget.

iii. Presentation of Number of Registered Voters – 533

Ms. Adams presented correspondence from the Supervisor of Elections Office advising that, as of April 15, 2026, there were 533 registered voters within the North Boulevard Community Development District. The District Manager stated that this information is required to be presented annually to the Board in compliance with Florida statutes and noted that no Board action was required.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

**Supervisors' Requests and Audience
Comments**

The Board discussed traffic enforcement concerns within the community. Staff advised that traffic enforcement is under the jurisdiction of the Haines City Police Department and discussed potential traffic calming measures, including radar display signs. The Board directed staff to communicate with law enforcement and return with pricing and options for radar display signs.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Adams asked for a motion to adjourn the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

SECTION A

RESOLUTION 2026-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the North Boulevard Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the North Boulevard Community Development District for the Fiscal Year Ending September 30, 2027."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2017)	\$ _____
DEBT SERVICE FUND (SERIES 2019)	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20th DAY OF JULY 2026.

ATTEST:

**NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

North Boulevard

Community Development District

Proposed Budget
FY 2027



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North Boulevard

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - On Roll	\$ 531,702	\$ 530,815	\$ 887	\$ 531,702	\$ 531,702
Interest	\$ -	\$ 5,364	\$ 1,000	\$ 6,364	\$ 3,000
Other Income	\$ -	\$ 60	\$ -	\$ 60	\$ -
Total Revenues	\$ 531,702	\$ 536,239	\$ 1,887	\$ 538,126	\$ 534,702
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 4,200	\$ 4,000	\$ 8,200	\$ 12,000
FICA Expense	\$ 918	\$ 321	\$ 306	\$ 627	\$ 918
Engineering Fees	\$ 10,000	\$ 4,125	\$ 2,063	\$ 6,188	\$ 10,000
Dissemination Agent	\$ 7,030	\$ 4,687	\$ 2,343	\$ 7,030	\$ 7,382
Attorney Fees	\$ 25,000	\$ 12,595	\$ 6,297	\$ 18,892	\$ 25,000
Assessment Administration	\$ 5,408	\$ 5,408	\$ -	\$ 5,408	\$ 5,678
Annual Audit	\$ 5,000	\$ 3,400	\$ -	\$ 3,400	\$ 3,500
Trustee Fees	\$ 8,514	\$ 8,502	\$ -	\$ 8,502	\$ 8,514
Management Fees	\$ 46,350	\$ 30,900	\$ 15,450	\$ 46,350	\$ 48,668
Information Technology	\$ 1,947	\$ 1,298	\$ 649	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 865	\$ 432	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 1,300	\$ 302	\$ 260	\$ 562	\$ 1,300
Printing & Binding	\$ 400	\$ 73	\$ 44	\$ 116	\$ 400
Insurance	\$ 8,390	\$ 7,734	\$ -	\$ 7,734	\$ 8,507
Legal Advertising	\$ 5,300	\$ 2,398	\$ 2,902	\$ 5,300	\$ 5,300
Contingency	\$ 2,800	\$ 814	\$ 407	\$ 1,221	\$ 2,800
Office Supplies	\$ 100	\$ 3	\$ 20	\$ 23	\$ 100
Dues, Licenses & Fees	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 141,929	\$ 87,800	\$ 35,173	\$ 122,972	\$ 143,649

North Boulevard

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<u>Operation and Maintenance</u>					
<i>Field Expenditures</i>					
Field Management	\$ 8,598	\$ 5,732	\$ 2,866	\$ 8,598	\$ 8,765
Electric	\$ 9,490	\$ 4,821	\$ 3,200	\$ 8,021	\$ 9,490
Streetlights	\$ 30,418	\$ 14,544	\$ 8,000	\$ 22,544	\$ 27,671
Property Insurance	\$ 5,824	\$ 4,554	\$ -	\$ 4,554	\$ 4,326
Landscape Maintenance	\$ 60,626	\$ 41,673	\$ 29,352	\$ 71,025	\$ 88,056
Landscape Replacement & Enhancement	\$ 20,000	\$ 11,655	\$ -	\$ 11,655	\$ 20,000
Irrigation Repairs	\$ 5,500	\$ 717	\$ 1,163	\$ 1,880	\$ 5,500
General Field Repairs & Maintenance	\$ 20,000	\$ 3,459	\$ 2,500	\$ 5,959	\$ 20,000
Contingency	\$ 9,700	\$ 5,250	\$ 3,500	\$ 8,750	\$ 9,700
Subtotal	\$ 170,155	\$ 92,404	\$ 50,582	\$ 142,986	\$ 193,509
<i>Amenity Expenditures</i>					
Inter-Governmental Expense-Holly Hill Road East	\$ 78,374	\$ 78,374	\$ -	\$ 78,374	\$ 76,734
Trash Collection	\$ 2,793	\$ 1,862	\$ 931	\$ 2,793	\$ 2,793
Pest Control	\$ 960	\$ 367	\$ 240	\$ 607	\$ 960
Amenity Repairs & Maintenance	\$ -	\$ 344	\$ -	\$ 344	\$ -
Subtotal	\$ 82,127	\$ 80,947	\$ 1,171	\$ 82,118	\$ 80,487
Subtotal Operations & Maintenance	\$ 252,282	\$ 173,351	\$ 51,753	\$ 225,103	\$ 273,996
<u>Other Financing Sources/Uses:</u>					
Capital Reserve	\$ 137,490	\$ -	\$ 137,490	\$ 137,490	\$ 117,057
Total Other Financing Sources/Uses	\$ 137,490	\$ -	\$ 137,490	\$ 137,490	\$ 117,057
Total Expenditures	\$ 531,702	\$ 261,150	\$ 224,416	\$ 485,566	\$ 534,702
Excess Revenues/(Expenditures)	\$ -	\$ 275,089	\$ (222,529)	\$ 52,560	\$ -

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 2027 Gross Per Unit	FY 2026 Gross Per Unit	Increase/(Decrease)
Platted	\$ 1,469.72	\$ 1,469.72	\$ -

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.

Interest

Represents interest income the District may receive from interest earning accounts.

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 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 provides 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 2017 and 2019 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 2013~~7~~ 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 agenda materials 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 & Fees

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 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 Expenditures

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.

Other Financing Sources/Uses

Capital Reserve

Represents projected excess funds transfer out to the Capital Reserve Fund.

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

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
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Revenues

Assessments - Tax Roll	\$ 258,211	\$ 257,781	\$ 430	\$ 258,211	\$ 258,211
Interest	\$ 6,000	\$ 8,641	\$ 3,330	\$ 11,971	\$ 5,000
Carry Forward Surplus ⁽¹⁾	\$ 188,352	\$ 188,573	\$ -	\$ 188,573	\$ 211,584
Total Revenues	\$ 452,563	\$ 454,995	\$ 3,760	\$ 458,755	\$ 474,795

Expenditures

Interest - 11/1	\$ 81,086	\$ 81,086	\$ -	\$ 81,086	\$ 79,343
Principal - 5/1	\$ 85,000	\$ 85,000	\$ -	\$ 85,000	\$ 90,000
Interest - 5/1	\$ 81,086	\$ 81,086	\$ -	\$ 81,086	\$ 79,343
Total Expenditures	\$ 247,171	\$ 247,171	\$ -	\$ 247,171	\$ 248,686

Excess Revenues/(Expenditures)	\$ 205,392	\$ 207,824	\$ 3,760	\$ 211,584	\$ 226,108
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Interest - 11/1 \$ 77,498.13

Total \$ 77,498.13

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

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

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

Date	Balance	Principal	Interest	Total
11/01/26	\$ 3,295,000.00	\$ -	\$ 79,343.13	\$ 245,428.75
05/01/27	\$ 3,295,000.00	\$ 90,000.00	\$ 79,343.13	
11/01/27	\$ 3,205,000.00	\$ -	\$ 77,498.13	\$ 246,841.25
05/01/28	\$ 3,205,000.00	\$ 90,000.00	\$ 77,498.13	
11/01/28	\$ 3,115,000.00	\$ -	\$ 75,653.13	\$ 243,151.25
05/01/29	\$ 3,115,000.00	\$ 95,000.00	\$ 75,653.13	
11/01/29	\$ 3,020,000.00	\$ -	\$ 73,456.25	\$ 244,109.38
05/01/30	\$ 3,020,000.00	\$ 100,000.00	\$ 73,456.25	
11/01/30	\$ 2,920,000.00	\$ -	\$ 71,143.75	\$ 244,600.00
05/01/31	\$ 2,920,000.00	\$ 105,000.00	\$ 71,143.75	
11/01/31	\$ 2,815,000.00	\$ -	\$ 68,715.63	\$ 244,859.38
05/01/32	\$ 2,815,000.00	\$ 110,000.00	\$ 68,715.63	
11/01/32	\$ 2,705,000.00	\$ -	\$ 66,171.88	\$ 244,887.50
05/01/33	\$ 2,705,000.00	\$ 115,000.00	\$ 66,171.88	
11/01/33	\$ 2,590,000.00	\$ -	\$ 63,512.50	\$ 244,684.38
05/01/34	\$ 2,590,000.00	\$ 120,000.00	\$ 63,512.50	
11/01/34	\$ 2,470,000.00	\$ -	\$ 60,737.50	\$ 244,250.00
05/01/35	\$ 2,470,000.00	\$ 125,000.00	\$ 60,737.50	
11/01/35	\$ 2,345,000.00	\$ -	\$ 57,846.88	\$ 243,584.38
05/01/36	\$ 2,345,000.00	\$ 130,000.00	\$ 57,846.88	
11/01/36	\$ 2,215,000.00	\$ -	\$ 54,840.63	\$ 242,687.50
05/01/37	\$ 2,215,000.00	\$ 140,000.00	\$ 54,840.63	
11/01/37	\$ 2,075,000.00	\$ -	\$ 51,603.13	\$ 246,443.75
05/01/38	\$ 2,075,000.00	\$ 145,000.00	\$ 51,603.13	
11/01/38	\$ 1,930,000.00	\$ -	\$ 48,250.00	\$ 244,853.13
05/01/39	\$ 1,930,000.00	\$ 155,000.00	\$ 48,250.00	
11/01/39	\$ 1,775,000.00	\$ -	\$ 44,375.00	\$ 247,625.00
05/01/40	\$ 1,775,000.00	\$ 160,000.00	\$ 44,375.00	
11/01/40	\$ 1,615,000.00	\$ -	\$ 40,375.00	\$ 244,750.00
05/01/41	\$ 1,615,000.00	\$ 170,000.00	\$ 40,375.00	
11/01/41	\$ 1,445,000.00	\$ -	\$ 36,125.00	\$ 246,500.00
05/01/42	\$ 1,445,000.00	\$ 175,000.00	\$ 36,125.00	
11/01/42	\$ 1,270,000.00	\$ -	\$ 31,750.00	\$ 242,875.00
05/01/43	\$ 1,270,000.00	\$ 185,000.00	\$ 31,750.00	
11/01/43	\$ 1,085,000.00	\$ -	\$ 27,125.00	\$ 243,875.00
05/01/44	\$ 1,085,000.00	\$ 195,000.00	\$ 27,125.00	
11/01/44	\$ 890,000.00	\$ -	\$ 22,250.00	\$ 244,375.00
05/01/45	\$ 890,000.00	\$ 205,000.00	\$ 22,250.00	
11/01/45	\$ 685,000.00	\$ -	\$ 17,125.00	\$ 244,375.00
05/01/46	\$ 685,000.00	\$ 215,000.00	\$ 17,125.00	
11/01/46	\$ 470,000.00	\$ -	\$ 11,750.00	\$ 243,875.00
05/01/47	\$ 470,000.00	\$ 230,000.00	\$ 11,750.00	
11/01/47	\$ 240,000.00	\$ -	\$ 6,000.00	\$ 247,750.00
05/01/48	\$ 240,000.00	\$ 240,000.00	\$ 6,000.00	\$ 246,000.00
	\$ 3,295,000.00	\$ 2,171,295.00	\$ 5,632,380.63	

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

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
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Revenues

Assessments - Tax Roll	\$ 209,762	\$ 209,413	\$ 349	\$ 209,762	\$ 209,762
Interest	\$ 5,000	\$ 6,479	\$ 2,500	\$ 8,979	\$ 4,000
Carry Forward Surplus ⁽¹⁾	\$ 170,966	\$ 171,644	\$ -	\$ 171,644	\$ 183,291
Total Revenues	\$ 385,728	\$ 387,535	\$ 2,849	\$ 390,385	\$ 397,053

Expenditures

Interest - 11/1	\$ 76,700	\$ 76,700	\$ -	\$ 76,700	\$ 75,394
Principal - 11/1	\$ 55,000	\$ 55,000	\$ -	\$ 55,000	\$ 60,000
Interest - 5/1	\$ 75,394	\$ 75,394	\$ -	\$ 75,394	\$ 73,969
Total Expenditures	\$ 207,094	\$ 207,094	\$ -	\$ 207,094	\$ 209,363

Excess Revenues/(Expenditures)	\$ 178,634	\$ 180,442	\$ 2,849	\$ 183,291	\$ 187,690
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Interest - 11/1	\$ 73,968.75
Principal - 11/1	\$ 60,000.00
Total	\$ 133,968.75

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

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

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

Date	Balance	Principal	Interest	Total
11/01/26	\$ 2,740,000.00	\$ 60,000.00	\$ 75,393.75	\$ 210,787.50
05/01/27	\$ 2,680,000.00	\$ -	\$ 73,968.75	
11/01/27	\$ 2,680,000.00	\$ 60,000.00	\$ 73,968.75	\$ 207,937.50
05/01/28	\$ 2,620,000.00	\$ -	\$ 72,543.75	
11/01/28	\$ 2,620,000.00	\$ 65,000.00	\$ 72,543.75	\$ 210,087.50
05/01/29	\$ 2,555,000.00	\$ -	\$ 71,000.00	
11/01/29	\$ 2,555,000.00	\$ 65,000.00	\$ 71,000.00	\$ 207,000.00
05/01/30	\$ 2,490,000.00	\$ -	\$ 69,456.25	
11/01/30	\$ 2,490,000.00	\$ 70,000.00	\$ 69,456.25	\$ 208,912.50
05/01/31	\$ 2,420,000.00	\$ -	\$ 67,531.25	
11/01/31	\$ 2,420,000.00	\$ 75,000.00	\$ 67,531.25	\$ 210,062.50
05/01/32	\$ 2,345,000.00	\$ -	\$ 65,468.75	
11/01/32	\$ 2,345,000.00	\$ 80,000.00	\$ 65,468.75	\$ 210,937.50
05/01/33	\$ 2,265,000.00	\$ -	\$ 63,268.75	
11/01/33	\$ 2,265,000.00	\$ 85,000.00	\$ 63,268.75	\$ 211,537.50
05/01/34	\$ 2,180,000.00	\$ -	\$ 60,931.25	
11/01/34	\$ 2,180,000.00	\$ 90,000.00	\$ 60,931.25	\$ 211,862.50
05/01/35	\$ 2,090,000.00	\$ -	\$ 58,456.25	
11/01/35	\$ 2,090,000.00	\$ 95,000.00	\$ 58,456.25	\$ 211,912.50
05/01/36	\$ 1,995,000.00	\$ -	\$ 55,843.75	
11/01/36	\$ 1,995,000.00	\$ 95,000.00	\$ 55,843.75	\$ 206,687.50
05/01/37	\$ 1,900,000.00	\$ -	\$ 53,231.25	
11/01/37	\$ 1,900,000.00	\$ 105,000.00	\$ 53,231.25	\$ 211,462.50
05/01/38	\$ 1,795,000.00	\$ -	\$ 50,343.75	
11/01/38	\$ 1,795,000.00	\$ 110,000.00	\$ 50,343.75	\$ 210,687.50
05/01/39	\$ 1,685,000.00	\$ -	\$ 47,318.75	
11/01/39	\$ 1,685,000.00	\$ 115,000.00	\$ 47,318.75	\$ 209,637.50
05/01/40	\$ 1,570,000.00	\$ -	\$ 44,156.25	
11/01/40	\$ 1,570,000.00	\$ 120,000.00	\$ 44,156.25	\$ 208,312.50
05/01/41	\$ 1,450,000.00	\$ -	\$ 40,781.25	
11/01/41	\$ 1,450,000.00	\$ 130,000.00	\$ 40,781.25	\$ 211,562.50
05/01/42	\$ 1,320,000.00	\$ -	\$ 37,125.00	
11/01/42	\$ 1,320,000.00	\$ 135,000.00	\$ 37,125.00	\$ 209,250.00
05/01/43	\$ 1,185,000.00	\$ -	\$ 33,328.13	
11/01/43	\$ 1,185,000.00	\$ 145,000.00	\$ 33,328.13	\$ 211,656.25
05/01/44	\$ 1,040,000.00	\$ -	\$ 29,250.00	
11/01/44	\$ 1,040,000.00	\$ 150,000.00	\$ 29,250.00	\$ 208,500.00
05/01/45	\$ 890,000.00	\$ -	\$ 25,031.25	
11/01/45	\$ 890,000.00	\$ 160,000.00	\$ 25,031.25	\$ 210,062.50
05/01/46	\$ 730,000.00	\$ -	\$ 20,531.25	
11/01/46	\$ 730,000.00	\$ 170,000.00	\$ 20,531.25	\$ 211,062.50
05/01/47	\$ 560,000.00	\$ -	\$ 15,750.00	
11/01/47	\$ 560,000.00	\$ 175,000.00	\$ 15,750.00	\$ 206,500.00
05/01/48	\$ 385,000.00	\$ -	\$ 10,828.13	
11/01/48	\$ 385,000.00	\$ 185,000.00	\$ 10,828.13	\$ 206,656.25
05/01/49	\$ 200,000.00	\$ -	\$ 5,625.00	
11/01/49	\$ 200,000.00	\$ 200,000.00	\$ 5,625.00	\$ 211,250.00
		\$ 2,740,000.00	\$ 2,218,931.25	\$ 5,034,325.00

North Boulevard

Community Development District

Proposed Budget Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest	\$ -	\$ 45	\$ 22	\$ 67	\$ -
Carry Forward Surplus	\$ 69,413	\$ 69,418	\$ -	\$ 69,418	\$ 200,826
Total Revenues	\$ 69,413	\$ 69,463	\$ 22	\$ 69,486	\$ 200,826
Expenditures					
Reserve Study	\$ 5,000	\$ 6,150	\$ -	\$ 6,150	\$ 5,000
Total Expenditures	\$ 5,000	\$ 6,150	\$ -	\$ 6,150	\$ 5,000
Other Financing Sources/Uses:					
Transfer In	\$ 137,490	\$ -	\$ 137,490	\$ 137,490	\$ 117,057
Total Other Financing Sources/Uses	\$ 137,490	\$ -	\$ 137,490	\$ 137,490	\$ 117,057
Excess Revenues/(Expenditures)	\$ 201,904	\$ 63,313	\$ 137,513	\$ 200,826	\$ 312,883

SECTION 5

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North Boulevard Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the North Boulevard Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution

as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 20th DAY OF JULY 2026.

ATTEST:

**NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

Exhibit B

North Boulevard CDD FY 27 Assessment Roll
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PARCEL ID	Units	O&M	2017 Debt	2019 Debt	Total
272705726006000010	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000020	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000030	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000040	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000050	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000060	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000070	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000080	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000090	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000100	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000110	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000120	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000130	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000140	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000150	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000160	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000170	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000180	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000190	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000200	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000210	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000220	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000230	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000240	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000250	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000260	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000270	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000280	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000290	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000300	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000310	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000320	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000330	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000340	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000350	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000360	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000370	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000380	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000390	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000400	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000410	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000420	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000430	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000440	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000450	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000460	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000470	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000480	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000490	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000500	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000510	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000520	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000530	1	\$1,469.72	\$1,146.24		\$2,615.96
272705726006000540	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000550	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000560	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000570	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000580	1	\$1,469.72	\$1,398.96		\$2,868.68
272705726006000590	1	\$1,469.72	\$1,146.24		\$2,615.96

[illegible]

[illegible]

PARCEL ID	Units	O&M	2017 Debt	2019 Debt	Total
272705726006001840	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006001850	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006001860	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006001870	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006001880	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006001890	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006001900	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006001910	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006001920	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006001930	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006001940	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006001950	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006001960	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006001970	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006001980	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006001990	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006002000	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006002010	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006002020	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006002030	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006002040	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006002050	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006002060	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006002070	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006002080	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006002090	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006002100	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006002110	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006002120	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006002130	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006002140	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006002150	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006002160	1	\$1,469.72	\$1,301.08		\$2,770.80
272705726006002170					
272705726006002180					
272705726006002190					
272705726006002200					
272705726006002210					
272705726006002220					
272705726006002230					
272705726006002240					
272705726011000010	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000020	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000030	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000040	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000050	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000060	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000070	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000080	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000090	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000100	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000110	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000120	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000130	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000140	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000150	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000160	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000170	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000180	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000190	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000200	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011000210	1	\$1,469.72		\$1,303.76	\$2,773.48

[illegible]

[illegible]

PARCEL ID	Units	O&M	2017 Debt	2019 Debt	Total
272705726011001460	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001470	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001480	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001490	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001500	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001510	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001520	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001530	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001540	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001550	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001560	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001570	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001580	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001590	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001600	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001610	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001620	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001630	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001640	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001650	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001660	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001670	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001680	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001690	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001700	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001710	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001720	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001730	1	\$1,469.72		\$1,303.76	\$2,773.48
272705726011001740					
272705726011001750					
Total Gross Assessments		\$571,721.08	\$277,646.12	\$225,550.48	\$1,074,917.68
Total Net Assessments		\$531,700.60	\$258,210.89	\$209,761.95	\$999,673.44

SECTION 6

RESOLUTION 2026-12

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 20th day of July 2026.

ATTEST:

**NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Amended and Restated Encroachment Policy*

EXHIBIT A:

NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT
Amended and Restated Encroachment Policy

Effective: July 20, 2026

1. **Scope.** This policy applies to requests to construct/install improvements on property owned by or within easements held by the North Boulevard Community Development District (“District”) and requests to construct/install improvements attaching to District property. No improvements, including fences, pavers, landscaping, etc., may be constructed or installed on District property, within District easements, or attached to District property (ex. fences and perimeter walls) without approval from the District. This policy is intended to prevent damage which may be caused by unauthorized installation of improvements on District property, obstruction of District easements or attachment to District fences.
2. **Request Procedures.** Individuals who wish to construct or install improvements on District property, within a District easement, or construct or install improvements attaching to District property must (a) submit an application form to the District Manager or his or her designee, and (b) pay a **\$75** fee to offset the costs of processing the request. The application must be signed by the owner(s) of the property. Please note that fences and other improvements may not be permissible in certain easement areas due to underground improvements, access and maintenance requirements, or other factors in the District’s discretion.
3. **Review.** The District Engineer shall review the variance request to determine if the proposed improvement(s) would have a negative impact on any District property and/or improvements, including the stormwater management system. Such review may include, in the District Engineer’s discretion, conducting an in-person site inspection. The District Engineer shall recommend one of the following actions:
 - a. Approve the variance request, with or without conditions; or
 - b. Deny the variance request.
4. **Approval.** If approved, the owner(s) of the property must execute an agreement in a form acceptable to the District, which shall be recorded in the Public Records of Polk County, Florida. The District Manager shall have authority to approve applications upon receiving the District Engineer’s recommendation. There shall be no requirement to bring the application before the Board of Supervisors (“Board”) for approval, unless extraordinary circumstances warrant Board consideration. The District’s approval of an application constitutes approval from the District only. The requestor is responsible for obtaining any other necessary approvals, permits and authorizations for the project, including but not limited to approvals from an HOA, county, municipality, or any other entity having an interest in the project or property utilized.
5. **Denial.** The District reserves the right to deny any request, even if recommended for approval by the District Engineer, if the request, in the District’s sole discretion, poses an undue risk of damage to District property or improvements; unduly limits the District’s rights to use an easement for its stated purpose; poses an undue risk to the health, safety, or welfare of District residents, guests, staff, and invitees; and/or is otherwise incompatible with the nature of the property and/or easement in question. If a request is denied, the requestor may appeal the denial at the next meeting of the Board that is at least ten (10) days from the notice of denial. The Board’s decision upon appeal shall be final.
6. **Encroachment Without Approval.** If improvements are constructed or installed on District property, within a District easement, or attached to District property without approval, or exceed the scope of any prior approval, the District reserves the right to take all available legal action against the person or entity engaging in such unauthorized use.

7. **Severability.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.
8. **Sovereign Immunity.** Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

SECTION 7

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of July 2026.

ATTEST:

**NORTH BOULEVARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A:
NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors (“**Board**”) of the North Boulevard Community Development District (“**District**”) will hold their regular meetings for Fiscal Year 2027 at the Tom Fellows Community Center – 207 North Boulevard West, Davenport, Florida 33837, at 6:00 p.m. on the following dates, unless otherwise indicated as follows:

October 19, 2026
November 16, 2026
December 21, 2026
January 25, 2027 - 4th Monday
February 15, 2027
March 15, 2027
April 19, 2027
May 17, 2027
June 21, 2027
July 19, 2027
August 16, 2027
September 20, 2027

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524 (“**District Manager’s Office**”).

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION 9

SECTION B

SECTION i



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: tadams@gmscfl.com

June 30, 2026

Ms. Tricia Adams
District Manager
North Boulevard Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **District Engineers Report - 2026
North Boulevard Community Development District
Bond Series 2017 and 2019
Section 9.21 of the Master Trust Indenture**

Dear Ms. Adams:

In accordance with Section 9.21 of the Master Trust Indenture for the North Boulevard Community Development District (CDD), we have completed our annual review of the portions of the project within this CDD as constructed to date. We find, based on said inspection and our knowledge of the community, that those portions of the infrastructure are being maintained in reasonably good repair.

We have reviewed the Operation and Maintenance budget for the Fiscal Year 2027 and believe that it is sufficient for the proper operation and maintenance of the North Boulevard CDD.

In addition, and in accordance with Section 9.21 of the Master Trust Indenture, we have reviewed the current limits of insurance coverage, and we believe that this is adequate for the community.

Should you have any questions or require additional information, please contact me at 904.423.4935.

Sincerely,

A handwritten signature in blue ink, appearing to read "JVD", with a stylized flourish extending to the right.

Joey V. Duncan, P.E.
District Engineer
North Boulevard Community Development District

JVD:ap
Q:\North Boulevard CDD_50137357\Adm\Reports\Annual Engineer's Report\District Engineer's Report 2025 Bond Series 2017 and 2019_06-30-2026



MEMORANDUM

DATE: June 30, 2026

TO: North Boulevard Community Development District (CDD)

FROM: Rey Malave PE, Associate Vice President, Dewberry

SUBJECT: North Boulevard CDD Inspection Report

Introduction

This memorandum provides the findings of an annual inspection of the structures and areas owned by North Boulevard CDD, conducted on June 23, 2026.

The following summarizes the findings of the inspection and includes recommendations for action items. The report also contains an Inspection Photo Log (Attachment 2) and corresponding Inspection Map (Attachment 1) depicting areas and structures that were inspected and require attention.

Inspection Results

The areas and structures owned by the CDD along with the roads, sidewalks, gutters, and curbs were found to be in good condition. Stormwater structure maintenance and fence repairs are recommended. Recommended maintenance, if applicable, is provided in the attached photo log using the following rating system.

Infrastructure Condition Rating System

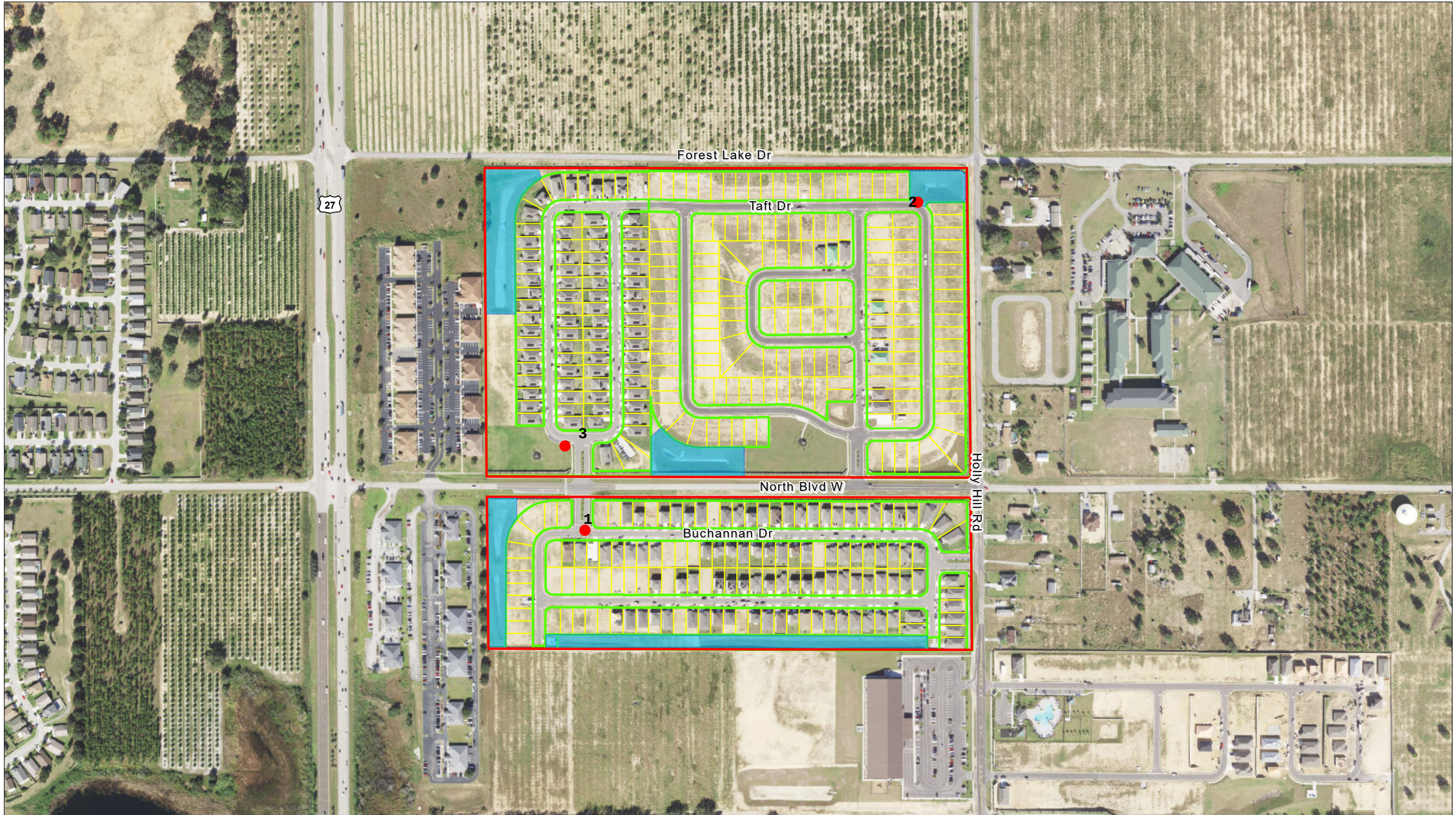
1. Critical (emergency condition) - Indicates a system that is malfunctioning or has failed and requires immediate repair or replacement. The condition poses a direct threat to environmental integrity and/or the public health, safety, and welfare.
2. Poor (deficient condition) - Indicates a system exhibiting deficiencies where maintenance, rehabilitation, or corrective construction is required. Improvements should be completed within the next five (5) years to prevent further deterioration to a critical condition (Rating 1).
3. Satisfactory (acceptable condition) - Indicates the system is functioning as intended with no observable deficiencies. No corrective action is required at this time.

Attachments

Attachment 1. 2026 Annual Goals Inspection Results Map

Attachment 2. 2026 Annual Goals Inspection Photo Log

Attachment 1: 2026 Inspection Results Map North Boulevard CDD



27

Forest Lake Dr

Taft Dr

Holly Hill Rd

North Blvd W

Buchanan Dr



NORTH BOULEVARD

- Legend**
- █ DISTRICT BOUNDARY
 - █ CDD OWNED - PONDS
 - █ CDD OWNED



0 125 250
Feet
1 inch = 364 feet

Attachment 2: Inspection Photo Log

<u>Photo 1</u> Location: Typical Example Structure: Road Condition: 1 – Good Comments: None Recommendations: Continue O&M.	
<u>Photo 2</u> Location: NE Structure: Fence Condition: 2 – Poor Comments: Erosion Recommendations: Repair erosion.	

Photo 3

Location: Open space

Structure: N/A

Condition: 1-Good

Comments: None

Recommendations: Continue
O&M.



SECTION C

North Boulevard CDD

Field Management Report

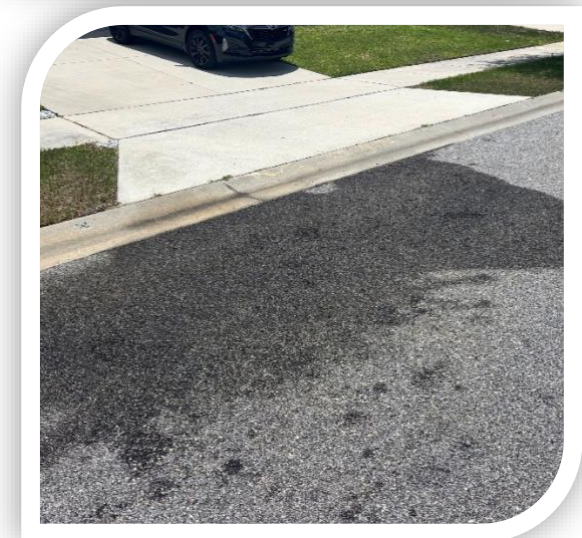
Completed Items

- Maintenance staff moved both “Mailbox Parking Only” signs at both mailbox locations.
- Both dog waste stations were found faded and were repainted.
- Several parking policy signs were straightened at all entrances of the Estates side.



Contracted Services

- GMS staff performed thorough reviews of the landscaping and ponds.
- Overall, the district is receiving satisfactory performance from contracted vendors.



In Progress

- Scheduling maintenance to install monument light risers on both entrances on Taft Dr. and checking photocells on each monument light.
- In the process of receiving proposals to replace (2) pieces of playground equipment where the coating is flaking.
- Requested proposal to repair eroded area noted in the Engineer's report by the corner of dry pond on Taft Dr.
- Noted areas affected by hydraulic oil through the district, areas and request for clean-up were sent to Republic.
- Coordinated bee removal on CDD owned column on Taft Dr.



North Boulevard - CDD

Field Management Report – Photo Supplement

Maintenance Items



Photo Description:

- Staff painted both dog waste stations and straighten entrance parking policy signs.



Documented Areas Effected By Hydraulic Spills

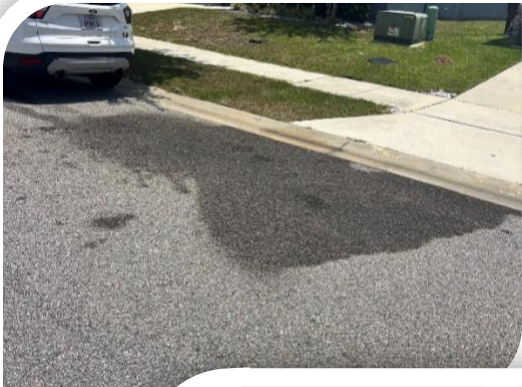
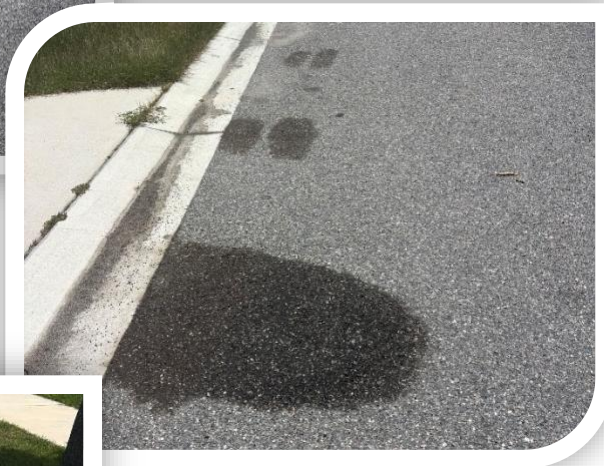


Photo Description:

+ Documented oils throughout the district with the worst on Jefferson.

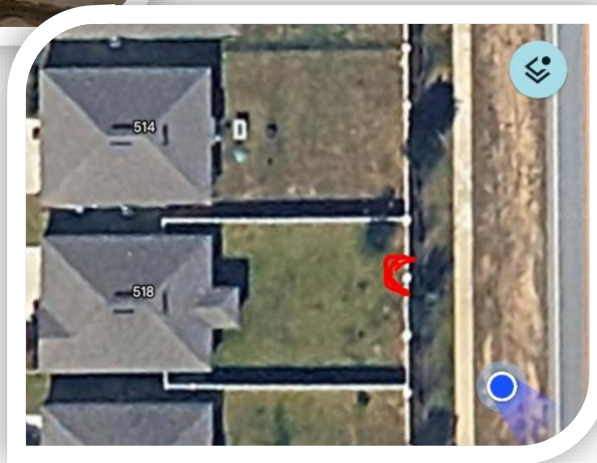


Bees on CDD Owned Column



Photo Description:

✚ Resident on 518 Taft Dr. reported beehive on the CDD owned perimeter column.



SECTION i

SECTION 1



Quote
QT-013890

3001 Orange Avenue
Fort Pierce, FL 34947

Bill To
Government Management Services - Central Florida
219 E Livingston St
Orlando, Florida 32801

Estimate Date : 06.30.26

Expiration Date: : 07.30.26

Primary Contact : Joel Blanco

Ship To
219 E Livingston St
Orlando, Florida 32801

Delivery Preference : None

#	Item & Description	Qty	Rate	Amount
1	12" Radar Speed Value Sign, 20W/30Ah - Yellow SKU : TC2106	1.00 EA	3,359.28	3,359.28
2	Shipping and Handling Charge SKU : ZShipping	1.00 EA	125.00	125.00
Sub Total				3,484.28
FL STATE TAX (6%)				209.06
FL COUNTY TAX (0.5%)				17.43
Total				\$3,710.77

Notes

* Estimated completion is 5-7 weeks

** Quote does not include foundation, installation, or any additional items.

*** This Quote does NOT include Outbound Freight Costs. In order to have Freight included, please copy and paste this link to our Revised quote request form <https://zfrmz.com/wEeEhmZhKv8pAF8lrY6h> and complete all necessary fields. Revised Quote to be submitted within 24 hours.

**** Layouts for Custom Signs to be produced upon receiving Purchase Commitment. One Layout with up to two Revisions will be produced at no additional cost. Standard Layout completion time is 2-3 days.

***** Order will not be released to Production until we receive Purchase Commitment and Approved Layout(s), if applicable.

For questions with orders, please email support@universalsigns.com

For additional pricing requests, please email sales@universalsigns.com

We are looking forward to your business! If you want to reach us by phone, dial 1-800-432-0331

Terms & Conditions

FEI: 59-1053866
Universal Signs & Accessories
A Division of McCain Sales of Florida, Inc.
3001 Orange Avenue
Fort Pierce, FL 34947

** All shipments are Free on Board Origin

** All COD accounts must be paid in full prior to processing a sales order.

** All Credit Card payments will be assessed with a 3% convenience fee added to the invoice at the time of payment.

** All credit accounts must be paid within 30 days from date of invoice.

** All returned items will be subject to a restocking fee, which may equal the items' cost

** Past due invoices will accrue interest at 1.5% per month.

** Universal Signs and Accessories complies with all FDOT standards. Any deviations from FDOT Roadway Design Standards are at risk to the Contractor and or Installation companies, subcontractors, and others. Any deviations from Roadway Design Standards are the responsibility of parties being quoted.

Please verify all the information on this estimate is accurate before acceptance. All returned items may be subject to a restocking fee. If the seller is caused to engage in collection efforts in connection with the transaction described herein, the buyer shall compensate the seller for all costs and expenses, including reasonable attorney's fees, incurred by the seller in connection with such collection efforts whether judicial action is instituted. For additional terms and conditions governing this transaction, visit: <https://www.universalsigns.com/terms-and-conditions>

ESTIMATE ACCEPTANCE:

Printed Name: _____

Authorized Signature _____

12" Value

RADAR SPEED SIGNS



THE VALUE SERIES OF RADAR SPEED SIGNS

The TrafficCalm® Value series of Radar Speed Signs offer an economical, yet rugged solution to help reduce vehicle speeds and increase road and pedestrian safety. They are designed for situations where drivers need to be alerted to their current speed, but the additional data collection and speed triggered warning messages are not needed.

The Value Series features bright 12" (30.5 cm) LED characters that can be legible from up to 600 ft (182.9.2 m) away and help increase awareness of their speed on neighborhood streets where so many crashes occur every year.

Speed can kill. A pedestrian is 82 percent more likely to be fatally injured if hit by a vehicle traveling 40 MPH (64 KPH) vs a vehicle traveling 20 MPH (32 KPH). Speeding drivers are almost three times more likely to be involved in fatal or serious-injury crashes. Radar Speed Signs have been proven, by multiple third-party studies*, to be highly effective at reducing average vehicle speeds and slowing speeding drivers, creating safer roadways and communities.

FEATURES

Fixed Matrix Display

The seven-segment display is able to display up to two digits from 1 to 99 with super-bright LEDs.

100% MUTCD Compliant

Amber LED's are used to meet the Federal Highway Administration Manual on Uniform Traffic Control Devices (MUTCD). Multi-color LED's and strobes that are not MUTCD compliant are not utilized.

Ruggedized Electronics

Built tougher than other systems on the market. Polycarbonate high-impact, non-glare display cover is vandal resistant, the enclosure is a metal and weather-proof sealed NEMA 3R rated enclosure.

Made in the USA

TrafficCalm® Radar Speed Signs are manufactured in the USA in an ISO 9001:2015 certified facility, meeting and exceeding industry and state testing requirements. TrafficCalm® signs are unmatched in durability, brightness, accuracy, and ease of installation and use. Build America/Buy America Compliant.

**Call for speed studies*

TRAFFICALM.COM



RELEASED: 2023/01/17

+1 855.738.2722 / sales@trafficalm.com / www.trafficalm.com

SPECIFICATIONS

DISPLAY

Electronic Light Emitting Diode (LED) display
Speed display features 12" (30.5 cm) high electronic numbers, will display MPH or KPH, Minimum 5 MPH (8 KPH) in 1 MPH/1.6 KPH increments, Maximum 99 MPH/159.3 KPH
YOUR SPEED Legend: 4" (10.2 cm) Highway Gothic font

LEDs: Amber (590 nanometers) in color, 100,000-hour life, 30° viewing angle, AlInGaP technology

Brightness: 20,000 candela per square meter, Auto dimming

Legibility distance: 600 ft (182.9 m)

Front face sheeting: 3M™ Diamond Grade™ high visibility prismatic retroreflective sheeting

YOUR SPEED Sign Color: Yellow, Fluorescent Yellow-Green, Fluorescent Orange or White

RADAR SENSOR

K-Band (24.15 GHz), license-free (FCC part 15 compliant)

Range: Up to 1000 ft (304.8 m)

CONSTRUCTION

Outside dimensions 24" w x 30" h x 2 1/4" d
(61 cm x 76.2 cm x 5.7 cm)

Weight: 35 lbs (15.9 kg)

Aluminum metal enclosure, powder coated green

High impact polycarbonate face

NEMA 3R Rated Cabinet

COMMUNICATION

Infrared Wireless Remote

POWER

Power requirements: 12VDC, low standby, average day at 8.5W, night at 1.5W

Voltage requirements: 9VDC-30VDC, 12VDC Nominal (Battery protection at 11.5VDC and 10.8VDC, startup at 12.3VDC)

Optional Solar Package comes with 20W or 60W Polycrystalline panel, rack, and integrated TrafficCalm® Smart Solar Charger

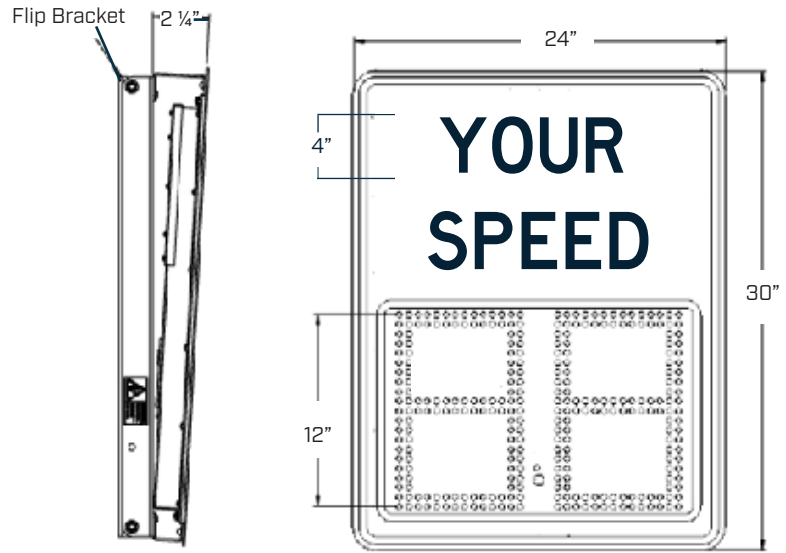
Integrated 30 Ah NiMH battery pack

ENVIRONMENTAL

-40°F to +165°F operating range (-40°C to +74°C)

WARRANTY

3 year limited warranty + 1 year on batteries



12" Value Radar Speed Sign with 20W Solar Panel

Part #	Reflective Sheeting Color
M75-012SE-0001	White*
M75-012SE-0002	Fluorescent Yellow-Green
M75-012SE-0003	Fluorescent Orange
M75-012SE-0004	Yellow

*Non MUTCD Compliant

12" Value Radar Speed Sign with 60W Solar Upgrade

Part #	Reflective Sheeting Color
M75-012SE-0021	White*
M75-012SE-0022	Fluorescent Yellow-Green
M75-012SE-0023	Fluorescent Orange
M75-012SE-0024	Yellow

*Non MUTCD Compliant

12" Value Radar Speed Sign with AC Power Supply

Part #	Reflective Sheeting Color
M75-012SE-0061	White*
M75-012SE-0062	Fluorescent Yellow-Green
M75-012SE-0063	Fluorescent Orange
M75-012SE-0064	Yellow

*Non MUTCD Compliant

SECTION 2



Quote
QT-013891

3001 Orange Avenue
Fort Pierce, FL 34947

Bill To
Government Management Services - Central Florida
219 E Livingston St
Orlando, Florida 32801

Estimate Date : 06.30.26

Expiration Date: : 07.30.26

Primary Contact : Joel Blanco

Ship To
219 E Livingston St
Orlando, Florida 32801

Delivery Preference : None

#	Item & Description	Qty	Rate	Amount
1	iQ1200 Full Matrix Radar Speed Sign - Yellow SKU : TC2105	1.00 EA	2,895.20	2,895.20
2	Solar Kit, 60W/70Ah, Battery box, Wiring/Conduit, T.O.P. Mount SKU : TC2207	1.00 EA	1,744.24	1,744.24
3	Shipping and Handling Charge SKU : ZShipping	1.00 EA	175.00	175.00
Sub Total				4,814.44
FL STATE TAX (6%)				288.86
FL COUNTY TAX (0.5%)				24.08
Total				\$5,127.38

Notes

* Estimated completion is 5-7 weeks

** Quote does not include foundation, installation, or any additional items.

*** This Quote does NOT include Outbound Freight Costs. In order to have Freight included, please copy and paste this link to our Revised quote request form <https://zfrmz.com/wEeEhmZhKv8pAF8lrY6h> and complete all necessary fields. Revised Quote to be submitted within 24 hours.

**** Layouts for Custom Signs to be produced upon receiving Purchase Commitment. One Layout with up to two Revisions will be produced at no additional cost. Standard Layout completion time is 2-3 days.

***** Order will not be released to Production until we receive Purchase Commitment and Approved Layout(s), if applicable.

For questions with orders, please email support@universalsigns.com

For additional pricing requests, please email sales@universalsigns.com

We are looking forward to your business! If you want to reach us by phone, dial 1-800-432-0331

Terms & Conditions

FEI: 59-1053866

Universal Signs & Accessories

A Division of McCain Sales of Florida, Inc.

3001 Orange Avenue

Fort Pierce, FL 34947

** All shipments are Free on Board Origin

** All COD accounts must be paid in full prior to processing a sales order.

** All Credit Card payments will be assessed with a 3% convenience fee added to the invoice at the time of payment.

** All credit accounts must be paid within 30 days from date of invoice.

** All returned items will be subject to a restocking fee, which may equal the items' cost

** Past due invoices will accrue interest at 1.5% per month.

** Universal Signs and Accessories complies with all FDOT standards. Any deviations from FDOT Roadway Design Standards are at risk to the Contractor and or Installation companies, subcontractors, and others. Any deviations from Roadway Design Standards are the responsibility of parties being quoted.

Please verify all the information on this estimate is accurate before acceptance. All returned items may be subject to a restocking fee. If the seller is caused to engage in collection efforts in connection with the transaction described herein, the buyer shall compensate the seller for all costs and expenses, including reasonable attorney's fees, incurred by the seller in connection with such collection efforts whether judicial action is instituted. For additional terms and conditions governing this transaction, visit: <https://www.universalsigns.com/terms-and-conditions>

ESTIMATE ACCEPTANCE:

Printed Name: _____

Authorized Signature _____

iQ1200

RADAR SPEED SIGNS



THE iQ SERIES OF RADAR SPEED SIGNS

The iQ Series is our full-featured Radar Speed Sign that includes a full-matrix display, speed-triggered messages, and beacon outputs, along with traffic data collection.

The iQ1200 features bright 12" (30.5 cm) characters that can be seen from up to 600 ft (182.9 m) away and help increase driver awareness of their speed on neighborhood streets.

Speed can kill. A pedestrian is 82 percent more likely to be fatally injured if hit by a vehicle traveling 40 MPH (64 KPH) compared to a vehicle traveling 20 MPH (32 KPH). Speeding drivers are almost three times more likely to be involved in fatal or serious-injury crashes. Radar Speed Signs have been proven, in multiple third-party studies*, to be highly effective at reducing average vehicle speeds and slowing speeding drivers, creating safer roadways and communities.

FEATURES

Full Matrix Display

Full matrix displays allow the vehicle speed to be displayed in conjunction with speed-triggered messages such as "SLOW DOWN" or "TOO FAST."

Traffic Data Collection

Stores up to nine months of traffic and speed data. TC-Speed Connect™ Data Collection and Reporting Software is included with the sign, providing free local data collection for the life of the sign.

Stealth Mode

The radar can remain active without the sign displaying any message. Speed data will be collected on the controller. This is great for before and after studies to prove the effectiveness of the sign at slowing speeding drivers.

100% MUTCD Compliant

Amber LEDs are used to meet the Federal Highway Administration's Manual on Uniform Traffic Control Devices (MUTCD). Multi-color LEDs and strobes that are non-MUTCD compliant are not utilized.

Ruggedized Electronics

Built tougher than other systems on the market. Polycarbonate high-impact, non-glare display cover is vandal-resistant. The enclosure is a metal, weather-proof, sealed NEMA 3R-rated enclosure.

Made in the USA

TrafficCalm Systems are manufactured in the USA in an ISO 9001:2015 certified facility, meeting and exceeding industry and state testing requirements. TrafficCalm signs are unmatched in durability, brightness, accuracy, and ease of installation and use. Build America/Buy America Compliant.

**Call for speed studies*

TRAFFICCALM.COM



SPECIFICATIONS

■ DISPLAY

Full matrix electronic Light Emitting Diode (LED) display

Speed display features 12" (30.5 cm) high electronic numbers. Will display MPH or KPH, Minimum 5 MPH (8 KPH) in 1 MPH/1.6 KPH increments, Maximum 99 MPH/159.3 KPH

Speed triggered messages: "SLOW DOWN" or "TOO FAST" in 5" (12.7cm) high electronic characters, two-line display for text Highway Gothic font

LEDs: Amber (590 nanometers) in color, 100,000-hour life, 30° viewing angle, AlInGaP technology

Brightness: 20,000 candela per square meter, Auto dimming

Legibility distance: 600 ft (182.9 m)

YOUR SPEED Legend: 4" h (10.2 cm) Highway Gothic font

Front face sheeting: 3M™ Diamond Grade™ high visibility prismatic retroreflective sheeting

YOUR SPEED Sign Color: Yellow, Fluorescent Yellow-Green, Fluorescent Orange or White

■ RADAR SENSOR

Doppler Radar

K-Band (24.15 GHz), license-free (FCC part 15 compliant)

Radar detection range up to 1000 ft. (304.8 m) depending upon vehicle size, speed of approach, and configuration

■ CONSTRUCTION

Outside dimensions 24" w x 30" h x 1 7/8" d (61 cm x 76.2 cm x 4.8 cm)

Weight: 24 lbs (10.8 kg)

Aluminum metal enclosure, powder coated green

High impact polycarbonate face

NEMA 3R Rated Cabinet

Includes quick disconnect pole/post bracket

■ COMMUNICATION

RS-232 and Bluetooth Class 1 or 2 adaptors (capabilities; V1.0, V1.2, V2.0, V2.1, + Enhanced Data Rate, EDR)

■ POWER

Solar/Battery kits or AC power supply sold separately

Power requirements: 12VDC, low standby, average day at 8.5 watts, night at 1.5 watts

Voltage requirements: 9VDC-30VDC

■ ENVIRONMENTAL

-40°F to +165°F operating range (-40°C to +74°C)

■ WARRANTY

3-year limited warranty, 1-year on batteries

Unlimited tech support from US based factory technicians

DETAILS

■ TC-SPEED CONNECT™ CONFIGURATION AND TRAFFIC DATA COLLECTION SOFTWARE

Local configuration, scheduling and data reports

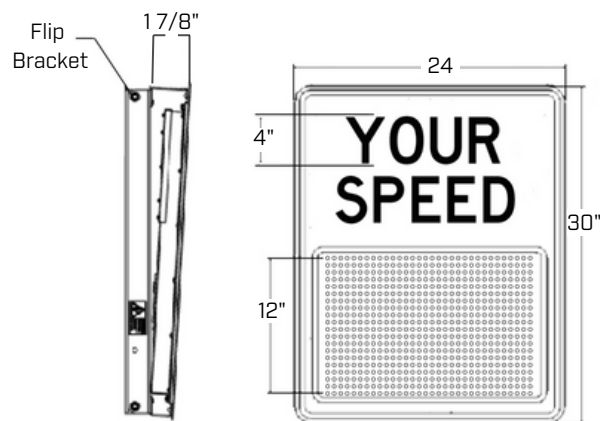
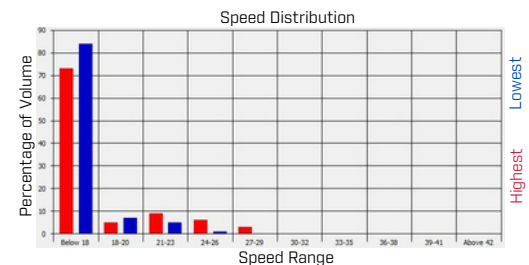
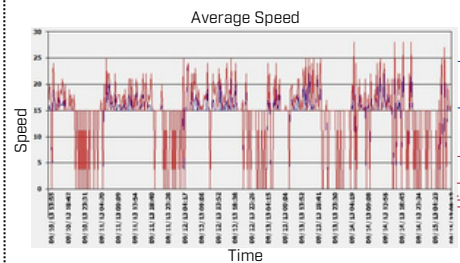
License Free

App for Android and Microsoft Store

System Health Data: battery voltage, internal temperature, ambient light lux, display function status

Speed Data: date stamp, time stamp, vehicle count, minimum speed, maximum speed, 10 speed bins, average speed, 25th percentile speed, 50th percentile speed, 85th percentile speed

Schedule can be programmed up to 1 year in advance



iQ1200 Full-Matrix Sign

Part #	Reflective Sheeting Color
M75-12DFB-0001	White*
M75-12DFB-0002	Fluorescent Yellow-Green
M75-12DFB-0003	Fluorescent Orange
M75-12DFB-0004	Yellow

*Non MUTCD Compliant

SECTION D

SECTION i

North Boulevard Community Development District

Summary of Check Register

April 1, 2026 to June 30, 2026

Bank	Date	Check No.'s		Amount
General Fund				
	4/3/26	608	\$	2,500.00
	4/10/26	609-610	\$	10,042.76
	4/17/26	611-614	\$	84,257.84
	4/24/26	615-617	\$	1,509.65
	5/1/26	618-619	\$	310.72
	5/18/26	620-622	\$	7,781.05
	5/21/26	623-625	\$	2,428.50
	5/29/26	626-627	\$	13,790.65
	6/5/26	628-632	\$	1,882.58
	6/19/26	633-635	\$	5,727.38
	6/26/26	636-638	\$	3,064.00
		Autodrafts	\$	6,446.24
			\$	139,741.37
Payroll Fund				
	<u>Apr-26</u>			
	Jose Martinez	50036	\$	184.70
	Yaron Orenstein	50037	\$	184.70
	Andres Romero	50038	\$	184.70
	<u>May-26</u>			
	Jose Martinez	50039	\$	184.70
	Yaron Orenstein	50040	\$	184.70
	Andres Romero	50041	\$	184.70
	Alisa Romero	50042	\$	184.70
			\$	1,292.90
			\$	141,034.27

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
4/03/26	00010	12/01/25 28329	202511 310-51300-32200	AUDIT FYE 09/30/25	*	2,500.00	
				GRAU & ASSOCIATES			2,500.00 000608
4/10/26	00039	3/25/26 BS2685	202604 330-57200-48201	PET WASTE STATION-APR26	*	232.76	
				POOP BANDIT			232.76 000609
4/10/26	00035	3/01/26 22544	202603 320-53800-46200	LANDSCAPE MAINT-MAR26	*	4,905.00	
		4/01/26 23225	202604 320-53800-46200	LANDSCAPE MAINT-APR26	*	4,905.00	
				PRINCE & SONS INC.			9,810.00 000610
4/17/26	00019	4/01/26 214	202604 320-53800-12000	FIELD MANAGEMENT-APR26	*	716.50	
		4/01/26 215	202604 310-51300-34000	MANAGEMENT FEES-APR26	*	3,862.50	
		4/01/26 215	202604 310-51300-35200	WEBSITE MANAGEMENT-APR26	*	108.17	
		4/01/26 215	202604 310-51300-35100	INFORMATION TECH-APR26	*	162.25	
		4/01/26 215	202604 310-51300-31300	DISSEMINATION SVCS-APR26	*	585.83	
		4/01/26 215	202604 310-51300-51000	OFFICE SUPPLIES	*	.27	
		4/01/26 215	202604 310-51300-42000	POSTAGE	*	6.69	
		4/01/26 215	202604 310-51300-42500	COPIES	*	4.05	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,446.26 000611
4/17/26	00030	4/11/26 04112026	202604 330-57200-49100	FY26 AMEN.INTRLOCAL AGRMT	*	78,374.00	
				HOLLY HILL ROAD EAST CDD			78,374.00 000612
4/17/26	00036	4/11/26 14761	202603 310-51300-31500	ATTORNEY SVCS-MAR26	*	323.50	
				KILINSKI VAN WYK PLLC			323.50 000613
4/17/26	00035	3/30/26 23018	202603 320-53800-47300	RPLCD SOLENOID/6 NOZZLES	*	114.08	
				PRINCE & SONS INC.			114.08 000614
4/24/26	00029	4/16/26 22485812	202603 310-51300-31100	ENGINEERING SVCS-MAR26	*	250.00	
				DEWBERRY ENGINEERING			250.00 000615
				NOBU NORTH BOULEVAR BOH			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
4/24/26	00027	4/24/26 04242026	202604 300-20700-10000 TRANSFER OF TAX RCPT S17	NORTH BOULEVARD CDD	*	695.03	695.03 000616
4/24/26	00028	4/24/26 04242026	202604 300-20700-10000 TRANSFER OF TAX RCPT S19	NORTH BOULEVARD CDD	*	564.62	564.62 000617
5/01/26	00039	4/25/26 TL2882	202605 330-57200-48201 PET WASTE STATION-MAY26	POOP BANDIT	*	232.76	232.76 000618
5/01/26	00035	4/17/26 23480	202604 320-53800-47300 REPLACED CLOGGED NOZZLES	PRINCE & SONS INC.	*	77.96	77.96 000619
5/18/26	00019	5/01/26 220	202605 320-53800-12000 FIELD MANAGEMENT-MAY26	GOVERNMENTAL MANAGEMENT SERVICES-CF	*	716.50	716.50 000620
5/18/26	00027	5/14/26 05142026	202605 300-20700-10000 TRANSFER OF TAX RCPT S17	NORTH BOULEVARD CDD	*	3,897.97	3,897.97 000621
5/18/26	00028	5/14/26 05142026	202605 300-20700-10000 TRANSFER OF TAX RCPT S19	NORTH BOULEVARD CDD	*	3,166.58	3,166.58 000622
5/21/26	00029	5/18/26 22490356	202604 310-51300-31100 ENGINEERING SVCS-APR26	DEWBERRY ENGINEERING	*	625.00	625.00 000623
5/21/26	00036	5/15/26 14952	202604 310-51300-31500 ATTORNEY SVCS-APR26	KILINSKI VAN WYK PLLC	*	1,753.50	1,753.50 000624
5/21/26	00044	4/29/26 71282658	202604 330-57200-48100 PEST CONTROL-APR26	MASSEY SERVICES INC.	*	50.00	50.00 000625
5/29/26	00019	2/28/26 212	202605 320-53800-49000 MAILBOX PARKING SIGNS		*	835.67	
		2/28/26 213	202602 320-53800-49000 FENCE REPAIRS		*	165.00	
		3/31/26 216	202603 320-53800-48000 PRESSURE WASHING		*	1,008.00	

NOBU NORTH BOULEVAR BOH

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		3/31/26 217	202603 320-53800-48000		*	220.00	
		FENCE REPAIR					
		3/31/26 218	202603 320-53800-48000		*	220.00	
		FENCE REPAIR					
		3/31/26 219	202603 320-53800-48000		*	220.00	
		FENCE REPAIR					
		4/30/26 222	202604 320-53800-49000		*	3,343.84	
		WEIRBOX RPLCD RIP/INTSALL					
		4/30/26 223	202604 320-53800-48000		*	220.00	
		FENCE REPAIRS					
			GOVERNMENTAL MANAGEMENT SERVICES-CF				6,232.51 000626
5/29/26 00035		5/01/26 23792	202605 320-53800-46200		*	7,338.00	
		LANDSCAPE MAINT-MAY26					
		5/08/26 23968	202605 320-53800-49000		*	220.14	
		MATERIAL FUEL CHARGE					
			PRINCE & SONS INC.				7,558.14 000627
6/05/26 00044		5/26/26 71282659	202605 330-57200-48100		*	50.00	
		PEST CONTROL-MAY26					
			MASSEY SERVICES INC.				50.00 000628
6/05/26 00027		6/01/26 06012026	202606 300-20700-10000		*	747.93	
		TRANSFER OF TAX RCPT S17					
			NORTH BOULEVARD CDD				747.93 000629
6/05/26 00028		6/01/26 06012026	202606 300-20700-10000		*	607.60	
		TRANSFER OF TAX RCPT S19					
			NORTH BOULEVARD CDD				607.60 000630
6/05/26 00039		5/25/26 GV094	202606 330-57200-48201		*	232.76	
		PET WASTE STATION-JUN26					
			POOP BANDIT				232.76 000631
6/05/26 00063		5/31/26 00077343	202605 310-51300-48000		*	244.29	
		NOT OF BOS MTG 5/11/26					
			USA TODAY MEDIA CORP				244.29 000632
6/19/26 00019		6/01/26 224	202606 320-53800-12000		*	716.50	
		FIELD MANAGEMENT-JUN26					
		6/01/26 225	202606 310-51300-34000		*	3,862.50	
		MANAGEMENT FEES-JUN26					
		6/01/26 225	202606 310-51300-35200		*	108.17	
		WEBSITE MANAGEMENT-JUN26					
		6/01/26 225	202606 310-51300-35100		*	162.25	
		INFORMATION TECH-JUN26					

NOBU NORTH BOULEVAR BOH

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		6/01/26 225	202606 310-51300-31300		*	585.83	
		DISSEMINATION SVCS-JUN26					
		6/01/26 225	202606 310-51300-51000		*	.51	
		OFFICE SUPPLIES					
		6/01/26 225	202606 310-51300-42000		*	12.63	
		POSTAGE					
		6/01/26 225	202606 310-51300-42500		*	8.85	
		COPIES					
			GOVERNMENTAL MANAGEMENT SERVICES-CF				5,457.24 000633
6/19/26 00044	6/09/26 71282660	202606 330-57200-48100			*	50.00	
		PEST CONTROL-JUN26					
			MASSEY SERVICES INC.				50.00 000634
6/19/26 00035	6/01/26 24479	202606 320-53800-46200			*	220.14	
		MONTHLY MAINT FUEL CHARGE					
			PRINCE & SONS INC.				220.14 000635
6/26/26 00029	6/19/26 22493762	202605 310-51300-31100			*	937.50	
		ENGINEERING SVCS-MAY26					
			DEWBERRY ENGINEERING				937.50 000636
6/26/26 00036	6/16/26 15192	202605 310-51300-31500			*	1,933.00	
		ATTORNEY SVCS-MAY26					
			KILINSKI VAN WYK PLLC				1,933.00 000637
6/26/26 00035	5/27/26 24223	202605 320-53800-47300			*	193.50	
		RPLD NOZZLES					
			PRINCE & SONS INC.				193.50 000638
TOTAL FOR BANK A						133,295.13	

NOBU NORTH BOULEVAR BOH

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
4/13/26	00060	4/10/26 1230-03. 202603 320-53800-43000 582 TAFT DR-MAR.26		DUKE ENERGY PAYMENT PROCESSING	*	66.42	66.42 080042
4/13/26	00060	4/10/26 1454-03. 202603 320-53800-43000 901 FILLMORE BLVD-MAR.26		DUKE ENERGY PAYMENT PROCESSING	*	32.65	32.65 080043
4/13/26	00060	4/10/26 2637-03. 202603 320-53800-43000 1900 NORTH BLVD W-MAR.26		DUKE ENERGY PAYMENT PROCESSING	*	76.43	76.43 080044
4/28/26	00060	4/21/26 1412-04. 202604 320-53800-43100 0000 FOREST LK DR-APR.26		DUKE ENERGY PAYMENT PROCESSING	*	836.73	836.73 080045
5/04/26	00060	4/20/26 1694-04. 202604 320-53800-43100 000 NORTH BLVD-APR.26		DUKE ENERGY PAYMENT PROCESSING	*	938.38	938.38 080046
5/04/26	00060	4/28/26 2843-04. 202604 320-53800-43000 564 BUCHANNAN DR-APR.26		DUKE ENERGY PAYMENT PROCESSING	*	386.79	386.79 080047
5/13/26	00060	5/11/26 1230-04. 202604 320-53800-43000 582 TAFT DR-APR.26		DUKE ENERGY PAYMENT PROCESSING	*	36.03	36.03 080048
5/13/26	00060	5/11/26 1454-04. 202604 320-53800-43000 901 FILLMORE BLVD-APR.26		DUKE ENERGY PAYMENT PROCESSING	*	32.64	32.64 080049
5/13/26	00060	5/11/26 2637-04. 202604 320-53800-43000 1900 NORTH BLVD W-APR.26		DUKE ENERGY PAYMENT PROCESSING	*	57.14	57.14 080050
5/22/26	00060	5/18/26 1697-05. 202605 320-53800-43100 000 NORTH BLVD-MAY.26		DUKE ENERGY PAYMENT PROCESSING	*	933.09	933.09 080051
5/22/26	00060	5/19/26 1412-05. 202605 320-53800-43100 0000 FOREST LK DR-MAY.26		DUKE ENERGY PAYMENT PROCESSING	*	836.73	836.73 080052
6/02/26	00060	5/27/26 2843-05. 202605 320-53800-43000 564 BUCHANNAN DR-MAY.26		DUKE ENERGY PAYMENT PROCESSING	*	334.79	334.79 080053

NOBU NORTH BOULEVAR BOH

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/15/26	00060	6/09/26 1230-05. 202605 320-53800-43000 582 TAFT DR-MAY.26		DUKE ENERGY PAYMENT PROCESSING	*	35.67	
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	35.67 080054
6/15/26	00060	6/09/26 1454-05. 202605 320-53800-43000 901 FILLMORE BLVD-MAY.26		DUKE ENERGY PAYMENT PROCESSING	*	32.64	
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	32.64 080055
6/15/26	00060	6/09/26 2637-05. 202605 320-53800-43000 1900 NORTH BLVD-MAY.26		DUKE ENERGY PAYMENT PROCESSING	*	60.48	
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	60.48 080056
6/22/26	00060	6/17/26 1694-06. 202606 320-53800-43100 000 NORTH BLVD-JUN.26		DUKE ENERGY PAYMENT PROCESSING	*	922.26	
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	922.26 080057
6/22/26	00060	6/18/26 1412-06. 202606 320-53800-43100 0000 FOREST LK DR-JUN.26		DUKE ENERGY PAYMENT PROCESSING	*	827.37	
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	827.37 080058
TOTAL FOR BANK Z						6,446.24	
TOTAL FOR REGISTER						139,741.37	

NOBU NORTH BOULEVAR BOH

SECTION ii

North Boulevard
Community Development District

Unaudited Financial Reporting
May 31, 2026



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4	<u>Debt Service Fund - Series 2017</u>
5	<u>Debt Service Fund - Series 2019</u>
6	<u>Capital Reserve Fund</u>
7-8	<u>Month to Month</u>
9	<u>Long Term Debt Schedule</u>
10	<u>Assessment Receipt Schedule</u>

North Boulevard
Community Development District
Combined Balance Sheet
May 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 371,959	\$ -	\$ 63,313	\$ 435,272
Due From General Fund	\$ -	\$ 8,420	\$ -	\$ 8,420
Deposits	\$ 960	\$ -	\$ -	\$ 960
Investments:				
<u>Series 2017</u>				
Reserve	\$ -	\$ 123,875	\$ -	\$ 123,875
Revenue	\$ -	\$ 202,332	\$ -	\$ 202,332
Redemption	\$ -	\$ 845	\$ -	\$ 845
<u>Series 2019</u>				
Reserve	\$ -	\$ 105,956	\$ -	\$ 105,956
Revenue	\$ -	\$ 176,498	\$ -	\$ 176,498
Prepayment	\$ -	\$ 169	\$ -	\$ 169
Construction	\$ -	\$ -	\$ -	\$ -
State Board of Administration	\$ 67,102	\$ -	\$ -	\$ 67,102
Total Assets	\$ 440,021	\$ 618,097	\$ 63,313	\$ 1,121,431
Liabilities:				
Accounts Payable	\$ 8,858	\$ -	\$ -	\$ 8,858
Due to Debt Service	\$ 8,420	\$ -	\$ -	\$ 8,420
Total Liabilities	\$ 17,278	\$ -	\$ -	\$ 17,278
Fund Balance:				
Assigned For:				
Debt Service - Series 2017	\$ -	\$ 331,699	\$ -	\$ 331,699
Debt Service - Series 2019	\$ -	\$ 286,398	\$ -	\$ 286,398
Restricted For:				
Capital Reserve	\$ -	\$ -	\$ 63,313	\$ 63,313
Unassigned	\$ 422,743	\$ -	\$ -	\$ 422,743
Total Fund Balances	\$ 422,743	\$ 618,097	\$ 63,313	\$ 1,104,153
Total Liabilities & Fund Balance	\$ 440,021	\$ 618,097	\$ 63,313	\$ 1,121,431

North Boulevard

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance

Revenues:

Assessments - Tax Roll	\$ 531,702	\$ 531,702	\$ 530,815	\$ (887)
Interest	\$ -	\$ -	\$ 5,364	\$ 5,364
Other Income	\$ -	\$ -	\$ 60	\$ 60

Total Revenues	\$ 531,702	\$ 531,702	\$ 536,239	\$ 4,537
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 8,000	\$ 4,200	\$ 3,800
FICA Expense	\$ 918	\$ 612	\$ 321	\$ 291
Engineering Fees	\$ 10,000	\$ 6,667	\$ 4,125	\$ 2,542
Dissemination Agent	\$ 7,030	\$ 4,687	\$ 4,687	\$ -
Attorney Fees	\$ 25,000	\$ 16,667	\$ 12,595	\$ 4,072
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Annual Audit	\$ 5,000	\$ 3,400	\$ 3,400	\$ -
Trustee Fees	\$ 8,514	\$ 8,502	\$ 8,502	\$ -
Management Fees	\$ 46,350	\$ 30,900	\$ 30,900	\$ -
Information Technology	\$ 1,947	\$ 1,298	\$ 1,298	\$ (0)
Website Maintenance	\$ 1,298	\$ 865	\$ 865	\$ (0)
Postage & Delivery	\$ 1,300	\$ 867	\$ 302	\$ 565
Printing & Binding	\$ 400	\$ 267	\$ 73	\$ 194
Insurance	\$ 8,390	\$ 8,390	\$ 7,734	\$ 656
Legal Advertising	\$ 5,300	\$ 3,533	\$ 2,398	\$ 1,135
Contingency	\$ 2,800	\$ 1,867	\$ 814	\$ 1,052
Office Supplies	\$ 100	\$ 67	\$ 3	\$ 64
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -

Total General & Administrative:	\$ 141,929	\$ 102,170	\$ 87,800	\$ 14,370
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North Boulevard
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 8,598	\$ 5,732	\$ 5,732	\$ -
Electric	\$ 9,490	\$ 6,327	\$ 4,821	\$ 1,505
Streetlights	\$ 30,418	\$ 20,278	\$ 14,544	\$ 5,735
Property Insurance	\$ 5,824	\$ 5,824	\$ 4,554	\$ 1,270
Landscape Maintenance	\$ 60,626	\$ 40,417	\$ 41,673	\$ (1,256)
Landscape Replacement & Enhancement	\$ 20,000	\$ 13,333	\$ 11,655	\$ 1,678
Irrigation Repairs	\$ 5,500	\$ 3,667	\$ 717	\$ 2,950
General Field Repairs & Maintenance	\$ 20,000	\$ 13,333	\$ 3,459	\$ 9,875
Contingency	\$ 9,700	\$ 6,467	\$ 5,250	\$ 1,217
Subtotal	\$ 170,155	\$ 115,378	\$ 92,404	\$ 22,974
Amenity Expenses				
Inter-Governmental Expense	\$ 78,374	\$ 78,374	\$ 78,374	\$ -
Trash Collections	\$ 2,793	\$ 1,862	\$ 1,862	\$ -
Pest Control	\$ 960	\$ 640	\$ 367	\$ 273
Amenity Repairs & Maintenance	\$ -	\$ -	\$ 344	\$ (344)
Subtotal	\$ 82,127	\$ 80,876	\$ 80,947	\$ (71)
Total O&M Expenses:	\$ 252,282	\$ 196,254	\$ 173,351	\$ 22,903
Total Expenditures	\$ 394,212	\$ 298,424	\$ 261,150	\$ 37,274
<u>Other Financing Sources/Uses:</u>				
Capital Reserve	\$ (137,490)	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ (137,490)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 0		\$ 275,089	
Fund Balance - Beginning	\$ -		\$ 147,654	
Fund Balance - Ending	\$ -		\$ 422,743	

North Boulevard

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 258,211	\$ 258,211	\$ 257,781	\$ (430)
Interest	\$ 6,000	\$ 6,000	\$ 8,641	\$ 2,641
Total Revenues	\$ 264,211	\$ 264,211	\$ 266,422	\$ 2,211
Expenditures:				
Interest Expense 11/1	\$ 81,086	\$ 81,086	\$ 81,086	\$ -
Principal Expense - 5/1	\$ 85,000	\$ 85,000	\$ 85,000	\$ -
Interest Expense - 5/1	\$ 81,086	\$ 81,086	\$ 81,086	\$ -
Total Expenditures	\$ 247,171	\$ 247,171	\$ 247,171	\$ -
Excess Revenues (Expenditures)	\$ 17,040		\$ 19,250	
Fund Balance - Beginning	\$ 188,352		\$ 312,448	
Fund Balance - Ending	\$ 205,392		\$ 331,699	

North Boulevard

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 209,762	\$ 209,762	\$ 209,413	\$ (349)
Interest	\$ 5,000	\$ 5,000	\$ 6,479	\$ 1,479
Total Revenues	\$ 214,762	\$ 214,762	\$ 215,892	\$ 1,130
Expenditures:				
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	\$ 75,394	\$ 75,394	\$ -
Total Expenditures	\$ 207,094	\$ 207,094	\$ 207,094	\$ -
Excess Revenues (Expenditures)	\$ 7,668		\$ 8,798	
Fund Balance - Beginning	\$ 170,966		\$ 277,600	
Fund Balance - Ending	\$ 178,634		\$ 286,398	

North Boulevard
Community Development District
Capital Reserve Projects
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 45	\$ 45
Total Revenues	\$ -	\$ -	\$ 45	\$ 45
<u>Expenditures:</u>				
Reserve Study	\$ 5,000	\$ 5,000	\$ 6,150	\$ (1,150)
Total Expenditures	\$ 5,000	\$ 5,000	\$ 6,150	\$ (1,150)
<u>Other Financing Sources:</u>				
Transfer In/(Out)	\$ 137,490	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 137,490	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 132,490		\$ (6,105)	
Fund Balance - Beginning	\$ 69,413		\$ 69,418	
Fund Balance - Ending	\$ 201,904		\$ 63,313	

North Boulevard
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Assessments - Tax Roll	\$ -	\$ 9,239	\$ 503,387	\$ 7,191	\$ -	\$ 1,431	\$ 8,027	\$ 1,540	\$ -	\$ -	\$ -	\$ -	\$ 530,815
Interest	\$ 238	\$ 224	\$ 225	\$ 808	\$ 987	\$ 1,052	\$ 949	\$ 882	\$ -	\$ -	\$ -	\$ -	\$ 5,364
Other Income	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ 60
Total Revenues	\$ 238	\$ 9,493	\$ 503,612	\$ 7,999	\$ 987	\$ 2,483	\$ 8,976	\$ 2,452	\$ -	\$ -	\$ -	\$ -	\$ 536,239
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ 200	\$ 800	\$ 600	\$ -	\$ 600	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 4,200
FICA Expense	\$ 46	\$ 15	\$ 61	\$ 46	\$ -	\$ 46	\$ 46	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ 321
Engineering Fees	\$ 850	\$ -	\$ 438	\$ 525	\$ 500	\$ 250	\$ 625	\$ 938	\$ -	\$ -	\$ -	\$ -	\$ 4,125
Dissemination Agent	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ -	\$ -	\$ -	\$ -	\$ 4,687
Attorney Fees	\$ 2,054	\$ 771	\$ 2,837	\$ 2,126	\$ 797	\$ 324	\$ 1,754	\$ 1,933	\$ -	\$ -	\$ -	\$ -	\$ 12,595
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Annual Audit	\$ -	\$ 2,500	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
Trustee Fees	\$ -	\$ 4,068	\$ -	\$ -	\$ 4,434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,502
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ -	\$ -	\$ 30,900
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ 1,298
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ 865
Postage & Delivery	\$ 7	\$ 12	\$ 3	\$ 189	\$ 16	\$ 4	\$ 7	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ 302
Printing & Binding	\$ -	\$ 12	\$ -	\$ -	\$ 9	\$ 2	\$ 4	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ 73
Insurance	\$ 7,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,734
Legal Advertising	\$ 275	\$ 1,529	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ 244	\$ -	\$ -	\$ -	\$ -	\$ 2,398
Contingency	\$ 5	\$ 13	\$ 37	\$ 389	\$ 42	\$ 40	\$ 41	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ 814
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 21,873	\$ 13,839	\$ 10,144	\$ 8,594	\$ 10,517	\$ 5,984	\$ 7,795	\$ 9,054	\$ -	\$ -	\$ -	\$ -	\$ 87,800

North Boulevard
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operation and Maintenance</i>													
Field Expenses													
Field Management	\$ 717	\$ 717	\$ 717	\$ 717	\$ 717	\$ 717	\$ 717	\$ 717	\$ -	\$ -	\$ -	\$ -	5,732
Electric	\$ 731	\$ 598	\$ 730	\$ 663	\$ 566	\$ 557	\$ 513	\$ 464	\$ -	\$ -	\$ -	\$ -	4,821
Streetlights	\$ 1,856	\$ 1,856	\$ 1,856	\$ 1,882	\$ 1,775	\$ 1,775	\$ 1,775	\$ 1,770	\$ -	\$ -	\$ -	\$ -	14,544
Property Insurance	\$ 4,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,554
Landscape Maintenance	\$ 4,905	\$ 4,905	\$ 4,905	\$ 4,905	\$ 4,905	\$ 4,905	\$ 4,905	\$ 7,338	\$ -	\$ -	\$ -	\$ -	41,673
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 11,655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,655
Irrigation Repairs	\$ 91	\$ 124	\$ -	\$ -	\$ 116	\$ 114	\$ 78	\$ 194	\$ -	\$ -	\$ -	\$ -	717
General Repairs & Maintenance	\$ 1,296	\$ -	\$ 275	\$ -	\$ -	\$ 1,668	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	3,459
Contingency	\$ -	\$ 5	\$ 680	\$ -	\$ 165	\$ -	\$ 3,344	\$ 1,056	\$ -	\$ -	\$ -	\$ -	5,250
Subtotal	\$ 14,148	\$ 8,204	\$ 9,162	\$ 8,166	\$ 19,899	\$ 9,736	\$ 11,551	\$ 11,537	\$ -	\$ -	\$ -	\$ -	\$ 92,404
Amenity Expenses													
Inter-Governmental Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,374	\$ -	\$ -	\$ -	\$ -	\$ -	78,374
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	344
Trash Collection	\$ 233	\$ 233	\$ 233	\$ 233	\$ 233	\$ 233	\$ 233	\$ 233	\$ -	\$ -	\$ -	\$ -	1,862
Pest Control	\$ -	\$ -	\$ -	\$ 157	\$ 60	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	367
Subtotal	\$ 233	\$ 233	\$ 233	\$ 733	\$ 293	\$ 283	\$ 78,657	\$ 283	\$ -	\$ -	\$ -	\$ -	\$ 80,947
Total O&M Expenses:	\$ 14,381	\$ 8,437	\$ 9,394	\$ 8,900	\$ 20,192	\$ 10,019	\$ 90,208	\$ 11,820	\$ -	\$ -	\$ -	\$ -	\$ 173,351
Total Expenditures	\$ 36,254	\$ 22,277	\$ 19,538	\$ 17,493	\$ 30,709	\$ 16,003	\$ 98,003	\$ 20,874	\$ -	\$ -	\$ -	\$ -	\$ 261,150
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Excess Revenues (Expenditures)	\$ (36,016)	\$ (12,784)	\$ 484,073	\$ (9,494)	\$ (29,722)	\$ (13,520)	\$ (89,027)	\$ (18,422)	\$ -	\$ -	\$ -	\$ -	\$ 275,089

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)
Less: Principal Payment - 05/01/2026		(\$85,000)
Current Bonds Outstanding		\$3,295,000

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)
Less: Principal Payment - 11/01/25		(\$55,000)
Current Bonds Outstanding		\$2,740,000

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
01/09/26	12/16/25-12/31/25	\$12,337.53	(\$370.14)	(\$239.35)	\$0.00	\$0.00	\$11,728.04	\$6,237.84	\$3,029.30	\$2,460.90	\$11,728.04
01/29/26	10/01/25-12/31/25	\$0.00	\$0.00	\$0.00	\$1,792.84	\$0.00	\$1,792.84	\$953.57	\$463.08	\$376.19	\$1,792.84
03/13/26	02/01/26-02/28/26	\$2,745.74	\$0.00	(\$54.91)	\$0.00	\$0.00	\$2,690.83	\$1,431.18	\$695.03	\$564.62	\$2,690.83
04/17/26	02/01/26-02/28/26	\$15,384.40	\$0.00	(\$307.69)	\$0.00	\$0.00	\$15,076.71	\$8,018.91	\$3,894.25	\$3,163.55	\$15,076.71
04/30/26	02/01/26-03/31/26	\$0.00	\$0.00	\$0.00	\$14.42	\$0.00	\$14.42	\$7.67	\$3.72	\$3.03	\$14.42
05/13/26	04/01/26-04/30/26	\$2,954.75	\$0.00	(\$59.10)	\$0.00	\$0.00	\$2,895.65	\$1,540.12	\$747.93	\$607.60	\$2,895.65
TOTAL		\$ 1,069,336.53	\$ (41,835.77)	\$ (20,550.03)	\$ 1,807.26	\$ (10,749.18)	\$ 998,008.81	\$ 530,815.20	\$ 257,780.95	\$ 209,412.66	\$ 998,008.81

99.83%	Net Percent Collected
\$ 1,664.63	Balance Remaining to Collect

SECTION iii

SECTION 1

North Boulevard Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

North Boulevard Community Development District

District Manager: _____

Date: _____

Print Name: _____

North Boulevard Community Development District

SECTION 2

North Boulevard Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Print Name: _____

North Boulevard Community Development District

Date: _____

District Manager: _____

Print Name: _____

North Boulevard Community Development District

Date: _____