

*North Boulevard
Community Development District*

*Agenda
September 21, 2026*

AGENDA

North Boulevard

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

September 14, 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, September 21, 2026 at 6:30 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 August 17, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-14 Appointing an Assistant Secretary
5. Review of Encroachments
 - A. 104 Taft Drive
 - B. 464 Taft Drive
6. Update on Towing Service Provider Transition
7. Review of School Traffic Parking Issues
 - A. Consideration of No Parking Signs at Entrances
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Fiscal Year 2027 Work Authorization
 - C. Field Manager's Report
 - i. Discussion Regarding Hydraulic-Oil Spill on District Roads
 - ii. Consideration of Prince Proposal to Address Engineer's Report Items
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Reminder of Next Meeting: October 19, 2026 @ 6:30pm
9. Other Business
10. Supervisors Requests
11. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the North Boulevard Community Development District was held on Monday, **August 17, 2026**, at 6:29 p.m. at the Tom Fellows Community Center, 207 North Blvd W, Davenport, Florida.

Present and constituting a quorum:

Andres Romero
Jose Martinez
Alisa Romero

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Christine Wells
Megan Birnholz-Couture
Savannah Hancock *by Zoom*
Chace Arrington *by Zoom*
Rey Malave *by Zoom*
Joel Blanco *by Zoom*

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Wells called the meeting to order and began with roll call. Three Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Wells opened the public comment period. Mr. Luis Alfonso addressed the Board regarding parking and traffic concerns near the community entrance and surrounding school area. He requested additional signage, particularly “No Stopping” and “No Parking” signs near Buchanan Drive and the nearby stop signs, noting that vehicles routinely park in areas that restrict visibility and make turns difficult. He explained that the problem is particularly concerning during

school arrival and dismissal times and identified several locations where vehicles are creating congestion and potentially unsafe conditions.

The Board discussed the existing signage, available poles, parking patterns, and the nearby schools, including Navigator Academy and Horizons Elementary School. Mr. Alfonso also advised that he had contacted the towing company regarding a vehicle blocking a driveway on a Saturday, but the towing company did not respond. Staff noted that the District has received several resident complaints regarding towing and parking issues and that towing vendors would be evaluated later in the meeting. Following discussion, the Board directed staff to evaluate the existing parking signage and coordinate with the appropriate law enforcement agency to determine what signage and restrictions would be enforceable to deter parking at the community entrance. Staff will also obtain pricing for any recommended signage and bring the information back to the Board for review and approval.

THIRD ORDER OF BUSINESS**Approval of Minutes of the July 20, 2026,
Board of Supervisors Meeting**

Ms. Wells presented the minutes of the July 20, 2026, Board of Supervisors meeting. She asked for any corrections, comments, or questions. The Board had no changes to the minutes.

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

FOURTH ORDER OF BUSINESS**Consideration of Fiscal Year 2026 Audit
Engagement Letter with Grau**

Ms. Wells presented the Fiscal Year 2026 Audit Engagement Letter with Grau & Associates, noting that the District is required by Florida Statutes to conduct an annual independent audit. The proposed audit fee is not to exceed \$3,500 unless District activity requires additional audit work, and the amount was included in the budget. District Counsel recommended approval in substantial form, subject to Grau & Associates adding the applicable audit timeline language to ensure compliance with statutory requirements.

On MOTION by Ms. Romero, seconded by Mr. Romero, with all in favor, the Fiscal Year 2026 Audit Engagement Letter with Grau & Associates in Substantial Form was approved.

FIFTH ORDER OF BUSINESS**Consideration of Dog Waste and Trash Removal Proposal for Fiscal Year 2027**

Ms. Birnholz-Couture reviewed the dog waste and trash removal services for Fiscal Year 2027. It was noted that the existing agreement automatically renews each fiscal year and that the scope of services and pricing will remain unchanged. Services include weekly maintenance of two pet waste stations and two trash cans, including emptying the pet waste stations, replenishing bags, and emptying the trash cans. The Board expressed no concerns with continuing the services. As the existing agreement automatically renews, no Board action was required.

SIXTH ORDER OF BUSINESS**Towing Services****A. Consideration of Agreement with On Time Road Assistance, LLC for Towing Services**

The Board discussed transitioning from the current towing provider, with counsel advising that the existing agreement may be terminated upon written notice. The new vendor would be required to enter into the District's form of agreement, and the District's towing signage would need to be updated. There would be no cost to the District for the towing services other than any necessary signage updates.

Ms. Wells presented the results of the vendor assessment for On Time Road Assistance, LLC for towing services. Staff confirmed that the company is an active Florida limited liability company with no disqualifying issues identified through the public records review. Favorable references were received from Highland Meadows II CDD, Forest Lake HOA, and Holly Groves Apartments, with references noting compliance with towing policies, proper licensing and documentation, good communication, and satisfactory service. It was also noted that On Time Road Assistance, LLC services communities near North Boulevard and could begin providing services promptly.

On MOTION by Mr. Romero, seconded by Mr. Martinez, with all in favor, the Agreement with On Time Road Assistance, LLC for Towing Services was approved.

B. GMS On Time Road Assistance Vendor Assessment

The vendor assessment was presented and discussed in conjunction with Item A above. No separate Board action was required.

C. Consideration of Termination of Agreement with Anytime Towing

Ms. Wells reviewed the termination of the existing towing agreement with Anytime Towing and Roadside Assistance, Inc. Staff noted that the First Amendment to the existing agreement was included in the agenda packet and recommended termination subject to District Counsel confirming and administering all required contractual notices.

On MOTION by Mr. Romero, seconded by Ms. Romero, with all in favor, Termination of the Towing Services Agreement with Anytime Towing and Roadside Assistance, Inc., subject to District Counsel Administering the Required Notices was approved.

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

Ms. Birnholz-Couture reported that the Frontier legal drawings had been received and that the District could move forward with the easement agreement. Counsel was working on the agreement and anticipated no issues because the same form had previously been approved by Frontier in other districts. The Board discussed the potential impact of Frontier's installation on residents' landscaping and property. Ms. Hancock explained that portions of the installation would occur within existing public utility easements on individual lots and that any damage to private property would be a matter between the homeowner and Frontier. Any damage to District property would be addressed by the District directly with Frontier.

Additional discussion was held regarding areas where the installation would extend outside existing public utility easements. It was explained that new permanent utility easements would be created at approximately 17 locations throughout the District to allow the lines to cross roadways and other areas, and the easement agreement would require Frontier to repair damage to the premises. The Board also discussed potential roadway closures during construction, with staff noting that temporary lane or partial roadway closures may be necessary and would require appropriate governmental approval. The Board had previously approved the easement agreement in substantial form; therefore, no additional Board action was required. The completed agreement will be circulated for the Chair's signature.

The Board further discussed the equipment associated with the project and whether residents would have the option to remain with Spectrum or switch to Frontier. It was noted that residents should have a choice of providers, subject to any applicable HOA restrictions. Ms. Birnholz-Couture concluded the report by reminding the Board that the required four hours of ethics training must be completed by the end of the calendar year and that free online resources are available.

B. Engineer

Mr. Malave stated he had no additional items to report.

C. Field Manager's Report

Mr. Blanco reported that maintenance staff repaired several fallen fence pickets along Buchanan Drive and Forest Lake Drive and removed a loose wooden door reported on West North Boulevard. Pending work included installation of monument light risers that were damaged by vehicles, inspection of monument photocells as daylight saving time approached, obtaining a proposal to repair an eroded area on Taft Drive identified in the prior month's Engineer's Report, and continued follow-up with Republic regarding cleanup of hydraulic oil on Jefferson.

Mr. Blanco reported a boat parked on CDD property at 104 Taft Drive and discussed the appropriate process for addressing the encroachment. The Field Manager would verify whether the boat remained on the property. The Board directed that the property owner be provided the shortest reasonable timeframe, approximately ten days, to remove the encroachment, with the initial notice to be issued through the District Manager's office. The Board also discussed recurring issues involving the same property owner placing personal items on CDD property and noted that the HOA could also be contacted regarding potential violations.

Mr. Blanco also provided an update regarding the French drains behind 464 Buchanan Drive, noting that the drains had visually deteriorated and the underlying soil appeared to be eroding. The property owner had previously indicated an easement variance application would be submitted; however, staff had followed up twice and had not received the application. The Board directed staff to notify the property owner of the encroachment and request removal if the required application is not promptly submitted.

Lastly, staff discussed the Board's prior request to extend the installation of no-parking signs near the community entrance by Buchanan Drive. Staff had received a diagram identifying

potential locations and would coordinate to obtain a proposal that complies with MUTCD guidelines and is enforceable by the Haines City Police Department.

D. District Manager's Report

i. Approval of Check Register

Ms. Wells reviewed the check register from July 1, 2026, to July 31, 2026, totaling \$161,910.94.

On MOTION by Mr. Romero, seconded by Ms. Romero, with all in favor, the Check Register Totaling \$161,910.94 was approved.

ii. Balance Sheet and Income Statement

Ms. Wells presented the unaudited financial statements through June 30, 2026, for Board review. No action was required, and the Board had no questions regarding the financial statements.

EIGHTH ORDER OF BUSINESS

Other Business

The Board was advised that a property located at 551 Taft Drive was proceeding to foreclosure. The Board briefly discussed the matter and noted the information for the record.

The Board then received an update regarding traffic congestion at the community entrance associated with school drop-off and pick-up traffic. Staff reported contacting the City and local law enforcement for assistance with enforcement and coordinating with Navigator Academy. Resident communications had also been distributed regarding the traffic concerns. Navigator Academy indicated it would provide information to parents regarding appropriate traffic and parking procedures.

Ms. Wells discussed continued congestion caused by vehicles parking or stopping along North Boulevard and surrounding areas. Law enforcement had initially issued warnings and was expected to begin issuing citations for illegal parking. Staff had also discussed use of the District's towing vendor but recommended allowing additional time to determine whether police enforcement and coordination with the school would correct the issue before towing vehicles. It was noted that unoccupied vehicles could be subject to towing in accordance with applicable parking guidelines. The Board expressed that Navigator Academy should take a more active role in managing its school-related traffic and agreed to continue monitoring the situation.

NINTH ORDER OF BUSINESS

**Supervisors' Requests and Audience
Comments**

There were no further Supervisor requests or audience comments.

TENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Romero, seconded by Ms. Romero, with all in favor, the meeting was adjourned at 7:00 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR 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, the Board of Supervisors of the District desires to appoint an Assistant Secretary.

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

SECTION 1. Christine Wells is appointed Assistant Secretary.

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

PASSED AND ADOPTED this 21st day of September 2026.

ATTEST:

**NORTH BOULEVARD
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION 5

SECTION A

North Boulevard
Community Development District

219 E. Livingston St., Orlando, Florida
32801 Phone: 407-841-5524 – Fax: 407-
839-1526

February 26, 2024

Ricardo Feliciano Pacheco and
Stephanie Nicole Feliciano Torres
104 Taft Drive
Davenport, FL 33837

Re: Encroachment into North Boulevard Community Development District Property

Dear Ricardo Pacheco and Stephanie Torres,

It has been brought to the attention of the North Boulevard Community Development District (the “District”) that you or others residing in your home have recently installed prohibited items on District-owned property. The unapproved installations are miscellaneous household items located on CDD Tracts. **The addition of any personal property, including but not limited to, man-made objects, plants, trees, and ornamental items, is strictly prohibited as this area is District-owned property. Man-made objects include but are not limited to, planters, outdoor furniture, bird houses, garden borders, pavers, steps, and all other man-made objects.** Please see the attached photos for reference.

Additionally, the installation of any natural or man-made materials on maintenance easements is also strictly prohibited. The purpose of these maintenance easements is to provide perpetual access to District open space, drainage areas and stormwater tracts to properly maintain District property.

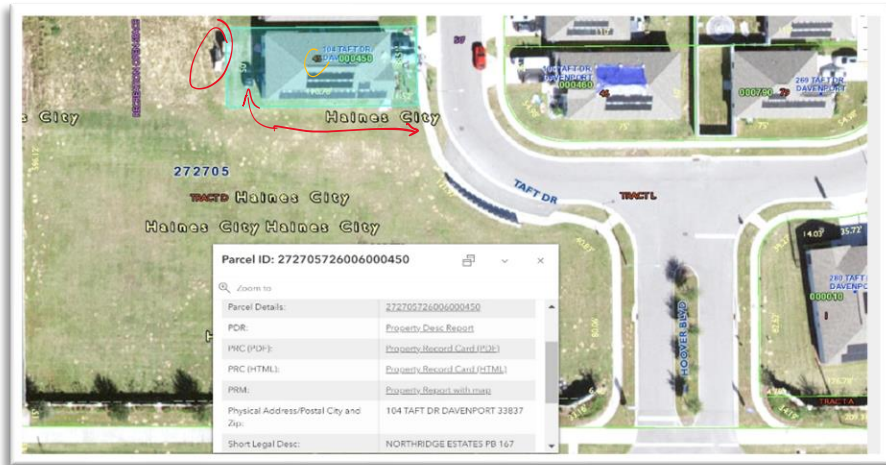
The purpose of notifying homeowners regarding this issue is to ensure the integrity of this area is not compromised. **Please remove all personal property and miscellaneous household items, from this area by March 18, 2024. Any unauthorized landscaping or other improvements remaining on District property after that date, or installed in the future, may be removed by the District, and the cost thereof charged to the responsible resident. Also, remember that absolutely no maintenance by residents, such as clearing vegetation, mowing, trimming, planting or any other type of activity, is allowed on District property without prior authorization by the District.**

If you have concerns or questions regarding this issue, or the maintenance of the District property, please do not hesitate to contact me at (407) 841-5524 ext. 138. Thank you for your assistance on this matter.

Regards,

Tricia L. Adams

Tricia L. Adams
District Manager
Governmental Management Services - Central Florida, LLC
Office Telephone: (407) 841-5524 ext. 138
Cellular Telephone: (863) 241-8050
Email: tadams@gmscfl.com



SECTION B

North Boulevard
Community Development District

219 E. Livingston St., Orlando, FL 32801
Phone: 407-841-5524

April 21, 2026

Lilliam Luz Alvarado
464 Buchanan Drive
Davenport, Florida 33837

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

Dear Ms. Alvarado

It has come to the attention of the North Boulevard Community Development District (the “District”) that a private drainage line has been installed from the residential property located at 464 Buchanan Drive which terminates on District-owned property. As shown in the attached photographs, the drainage discharge has caused erosion and damage to District property.

The installation of private improvements on District property without prior written authorization constitutes an unauthorized encroachment. District property is reserved for public infrastructure, drainage, access, and maintenance purposes. Unauthorized discharge of stormwater or other substances onto District property may damage District infrastructure, interfere with drainage function, and create maintenance and liability concerns.

Accordingly, the District hereby notifies you that the drainage line currently terminating on District property must either:

1. **Be removed**, and the affected District property restored to its original condition; or
2. **Be modified and submitted for Board consideration**, if you wish to request that the drainage line remain in place subject to District approval.

At its meeting held April 20, 2026, the Board of Supervisors authorized a public hearing to consider adoption of an amended Encroachment Policy that would allow residents to apply for approval of certain improvements located on District property, including drainage improvements, subject to engineering review, inspection requirements, and payment of applicable fees.

The public hearing is currently scheduled for July 20, 2026. The amended policy will not become effective unless adopted by the Board following the public hearing process.

If you wish to request consideration of the drainage line remaining in place, the District anticipates that modifications may be required to mitigate damage to District property, which may include installation of a pop-up emitter or other engineered solution designed to prevent erosion and protect District

infrastructure. Any proposed improvement would be subject to review by the District Engineer and approval by the Board.

Please notify the District Manager in writing no later than **May 21, 2026**, whether you intend to:

- Remove the drainage line and restore the District property; or
- Request Board consideration to allow the drainage line to remain, subject to modification and engineering review.

Failure to timely address the encroachment may result in the District pursuing all legal remedies available to it, including removal of the unauthorized encroachment and restoration of the affected property, seeking an injunction against you or otherwise take legal action to have the unauthorized encroachment removed and hold you responsible for the cost thereof. The District reserves all rights with regard to any prior, existing, or future activities affecting District property, including but not limited to the right to recover any fines or penalties the District incurs due to your activities or costs necessary to remedy any impact to District property resulting from the unauthorized drainage discharge.

If you have questions or would like to discuss potential options for compliance, please contact the District Manager at the information below.

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

Sincerely,



Tricia L. Adams
District Manager
Governmental Management Services – Central Florida, LLC
Office: (407) 841-5524 ext. 138
Email: tadams@gmscfl.com





SECTION 7

SECTION A

Proposal #: 428

Proposal Date: 09/21/26



Governmental Management Services - CF

Maintenance Services

Phone: 786-238-9473

Email:

jblanco@gmscfl.com

Bill To/District:
North Boulevard CDD

Prepared By:
Governmental Management Services- CF,
LLC
219 E. Livingston Street
Orlando, FL 32801

Job name and Description

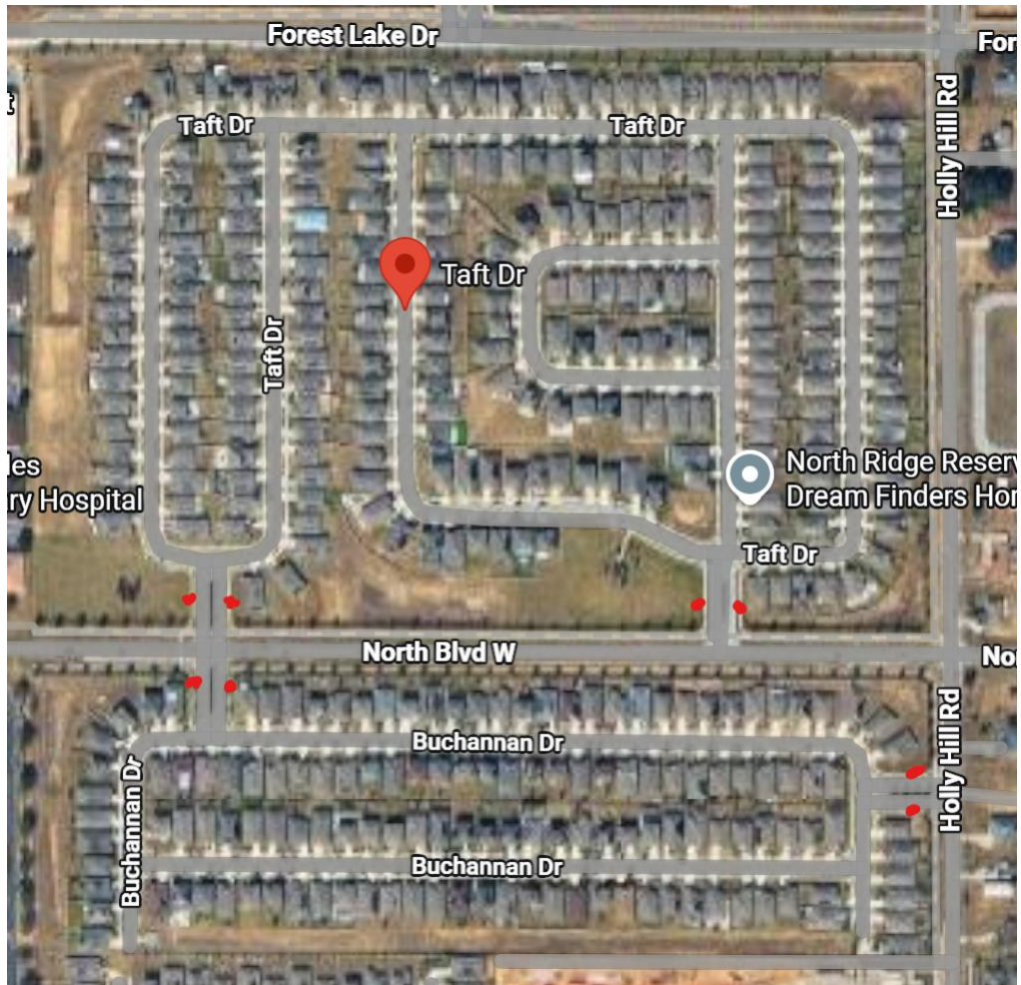
Job Name: Installation of (8) MUTCD Complaint “No Parking, Stopping, or Standing Signs at Each Entrance

Description: Installation of (2) MUTCD Complaint “No Parking, Stopping, or Standing Signs at Each Entrance (4 Entrances in total.)

Qty	Description	Unit Price	Line Total
8	Labor	\$55.00	\$440
1	Mobilization	\$65.00	\$65
	Equipment		\$45
	Materials		\$807.41
Total Due:			\$1,357.41

This Proposal is Valid for 30 days.

Client Signature: _____



Red Dots are locations of “No Parking, Stopping, or Standing” signs.

SECTION 8

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

August 24, 2026

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

Subject: **Work Authorization Number 2027-1
North Boulevard Community Development District
District Engineering Services – FY 2027
Haines City, Florida**

Dear Ms. Adams:

Dewberry Engineers Inc. is pleased to submit this Work Authorization to provide professional consulting engineering services for the North Boulevard Community Development District (CDD). We will provide these services pursuant to our current agreement ("District Engineering Agreement").

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of \$10,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced project. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Ms. Tricia Adams
North Boulevard CDD
Work Authorization 2027-1
August 24, 2026

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing to work with you and your staff.

Sincerely,



Joey V. Duncan, PE
Principal Engineer



Reinardo Malavé, P.E.
Associate Vice President

JD:RM:ap

*Q:\North Boulevard CDD_50137357\Adm\Correspondence\AAS\North Boulevard CDD FY 2027 District Engineering Services – 08-24-2026
Enclosures*

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
North Boulevard Community Development District

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$135.00, \$150.00, \$170.00
Engineer IV, V, VI	\$195.00, \$225.00, \$255.00
Engineer VII, VIII, IX	\$295.00, \$325.00, \$365.00
Environmental Specialist I, II, III	\$115.00, \$145.00, \$170.00
Senior Environmental Scientist IV, V, VI	\$185.00, \$205.00, \$230.00
Planner I, II, III	\$115.00, \$145.00, \$170.00
Senior Planner IV, V, VI	\$185.00, \$205.00, \$230.00
Landscape Designer I, II, III	\$115.00, \$145.00, \$170.00
Senior Landscape Architect IV, V, VI	\$185.00, \$205.00, \$230.00
Principal	\$395.00
Technical	
CADD Technician I, II, III, IV, V	\$95.00, \$115.00, \$140.00, \$155.00, \$205.00
Designer I, II, III	\$115.00, \$150.00, \$180.00
Designer IV, V, VI	\$200.00, \$220.00, \$260.00
Construction	
Construction Professional I, II, III	\$135.00, \$170.00, \$200.00
Construction Professional IV, V, VI	\$240.00, \$280.00, \$335.00
Survey	
Surveyor I, II, III	\$75.00, \$90.00, \$120.00
Surveyor IV, V, VI	\$140.00, \$155.00, \$170.00
Surveyor VII, VIII, IX	\$190.00, \$225.00, \$270.00
Senior Surveyor IX	\$330.00
Fully Equipped 1, 2, 3 Person Field Crew	\$170.00, \$215.00, \$290.00
Laser Scanner 1, 2 Person Field Crew	\$225.00, \$270.00
Administration	
Administrative Professional I, II, III, IV	\$78.00, \$110.00, \$135.00, \$165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

Revised 05-30-26\Subject to Revision\Standard Hourly Billing Rate Schedule

SECTION C

North Boulevard CDD

Field Management Report

Completed Items

- Maintenance staff repaired a section of fallen fence pickets on the back perimeter of Buchanan Dr.

Contracted Services

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

In Progress

- Proposal to repair eroded area noted in the Engineer's report by the corner of dry pond on Taft Dr. to be presented for board consideration.
- Sent an additional follow up email on the noted areas affected by hydraulic oil through the district, areas and clean up request to Republic with no response.
- Previously noted boat from 104 Taft Dr. parked on the CDD owned common area has been removed.
- French drains installed on CDD owned area by 464 Buchanan Dr. remains with the area worsen on both sides.
- Proposal to install MUTCD complaint signs at each entrance to be presented for board consideration.
- Mailboxes were found discolored and in need of paint. Proposal to be presented at the next meeting with proposed winter completion date.



North Boulevard - CDD

Field Management Report – Photo Supplement

Boat Parked on CDD Owned Common Area



Photo Description:

- ✚ Boat parked on CDD owned common area behind 104 Taft Dr. has been removed.

French Drains on CDD Owned Area Behind 464 Buchanan Dr.



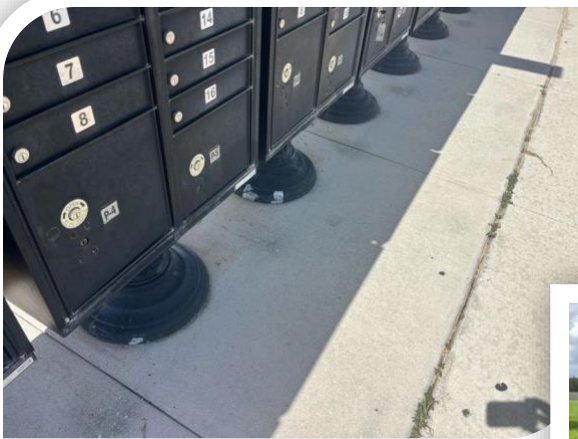
French Drains on CDD Owned Area Behind 464 Buchanan Dr. Cont'd



Photo Description:

- ✚ Previously reported French drains have not been removed with area worsening.

Conditions of District Owned Mailboxes



Conditions of District Owned Mailboxes Cont'd



Photo Description:

✚ Both mailboxes were found chipped, discolored and in need of a new coat of paint, including solar light fixtures.

SECTION ii



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: September 15, 2026

SUBMITTED TO:

GMS Services
135 W. Central Blvd
Orlando, FL 32801
Attn: Joel Blanco
Phone: (786)- 238-9473
Email: Jblanco@gmscfl.com

Job Name / Location:

North Boulevard CDD
Northridge Reserve

PROPOSAL TO REPAIR WASHOUT AND INSTALL SOD

	Qty	Unit	Unit Cost	TOTAL
Bahai Sod	1	Plt	\$400.00	\$400.00
Fill Dirt	2	CY	\$75.00	\$150.00
				\$550.00

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

Submitted by: Brian Bubendorf

Date Submitted: September 15, 2026

Accepted by:

Date Accepted: _____

SECTION D

SECTION i

North Boulevard Community Development District

Summary of Check Register

August 1, 2026 to August 31, 2026

Bank	Date	Check No.'s		Amount
General Fund	8/13/26	651-652	\$	8,455.65
	8/21/26	653-656	\$	12,303.95
	8/25/26	657-659	\$	10,799.18
		Autodrafts	\$	2,642.76
			\$	34,201.54
Payroll Fund	<u>Jun-26</u>			
	Jose Martinez	50043	\$	184.70
	Yaron Orenstein	50044	\$	184.70
	Andres Romero	50045	\$	184.70
	Alisa Romero	50046	\$	184.70
	<u>Jul-26</u>			
	Jose Martinez	50047	\$	184.70
	Andres Romero	50048	\$	184.70
	Alisa Romero	50049	\$	184.70
			\$	1,292.90
			\$	35,494.44

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
8/13/26	00035	7/01/26	24859	202607 320-53800-46200		*	7,338.00		
			LANDSCAPE MAINT-JUL26						
		7/15/26	25191	202607 320-53800-47300		*	177.89		
			REPLACED SPRAY W/NOZZLE						
		8/01/26	25637	202608 320-53800-46200		*	146.00		
			MONTHLY MAINT FUEL CHARGE						
		8/07/26	25742	202608 320-53800-47300		*	84.96		
			REPLACE NOZZLES & ROTOR						
				PRINCE & SONS INC.				7,746.85	000651
8/13/26	00063	7/31/26	00078220	202607 310-51300-48000		*	708.80		
			NOT OF MTG FY27 BUDGET						
				USA TODAY MEDIA CORP				708.80	000652
8/21/26	00029	8/17/26	22499735	202607 310-51300-31100		*	1,125.00		
			ENGINEERING SVCS-JUL26						
		8/17/26	22499736	202607 310-51300-31100		*	742.50		
			ANNUAL ENGINEERING REPORT						
				DEWBERRY ENGINEERING				1,867.50	000653
8/21/26	00019	6/30/26	228	202606 320-53800-48000		*	585.88		
			DISTRICT SIGN MAINTENANCE						
		8/01/26	229	202608 320-53800-12000		*	716.50		
			FIELD MANAGEMENT-AUG26						
		8/01/26	230	202608 310-51300-34000		*	3,862.50		
			MANAGEMENT FEES-AUG26						
		8/01/26	230	202608 310-51300-35200		*	108.17		
			WEBSITE MANAGEMENT-AUG26						
		8/01/26	230	202608 310-51300-35100		*	162.25		
			INFORMATION TECH-AUG26						
		8/01/26	230	202608 310-51300-31300		*	585.83		
			DISSEMINATION SVCS-AUG26						
		8/01/26	230	202608 310-51300-51000		*	.63		
			OFFICE SUPPLIES						
		8/01/26	230	202608 310-51300-42000		*	26.22		
			POSTAGE						
		8/01/26	230	202608 310-51300-42500		*	31.50		
			COPIES						
				GOVERNMENTAL MANAGEMENT SERVICES-CF				6,079.48	000654
8/21/26	00036	8/18/26	15738	202607 310-51300-31500		*	3,156.97		
			ATTORNEY SVCS-JUL26						
				KILINSKI VAN WYK PLLC				3,156.97	000655
8/21/26	00035	3/27/26	22954	202608 320-53800-49000		*	1,200.00		
			INSTALL DRAINAGE BLOCK						
				PRINCE & SONS INC.				1,200.00	000656
				NOBU NORTH BOULEVAR CWRIGHT					

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/25/26	00044	8/17/26 72078043	202608 330-57200-48100 PEST CONTROL-AUG26	MASSEY SERVICES INC.	*	50.00	50.00 000657
8/25/26	00031	8/13/26 4652418	202608 300-15500-10000 NB CCD DEBT 1% ADMIN FEE	POLK COUNTY PROPERTY APPRAISER	*	5,031.97	5,031.97 000658
8/25/26	00031	8/13/26 4652419	202608 300-15500-10000 NB CCD MAINT 1% ADMIN FEE	POLK COUNTY PROPERTY APPRAISER	*	5,717.21	5,717.21 000659
TOTAL FOR BANK A						31,558.78	

NOBU NORTH BOULEVAR CWRIGHT

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/03/26	00060	7/28/26 2843-07. 202607 320-53800-43000 564 BUCHANNAN DR-JUL.26		DUKE ENERGY PAYMENT PROCESSING	*	384.43	384.43 080065
8/17/26	00060	8/11/26 1230-07. 202607 320-53800-43000 582 TAFT DR-JUL.26		DUKE ENERGY PAYMENT PROCESSING	*	36.09	36.09 080066
8/17/26	00060	8/11/26 1454-07. 202607 320-53800-43000 901 FILLMORE BLVD-JUL.26		DUKE ENERGY PAYMENT PROCESSING	*	32.64	32.64 080067
8/17/26	00060	8/11/26 2637-07. 202607 320-53800-43000 1900 NORTH BLVD W-JUL.26		DUKE ENERGY PAYMENT PROCESSING	*	60.32	60.32 080068
8/24/26	00060	8/19/26 1694-08. 202608 320-53800-43100 000 NORTH BLVD-AUG.26		DUKE ENERGY PAYMENT PROCESSING	*	922.26	922.26 080069
8/24/26	00060	8/20/26 1412-08. 202608 320-53800-43100 0000 FOREST LAKE-AUG.26		DUKE ENERGY PAYMENT PROCESSING	*	827.37	827.37 080070
8/31/26	00060	8/27/26 2843-08. 202608 320-53800-43000 564 BUCHANNAN DR-AUG.26		DUKE ENERGY PAYMENT PROCESSING	*	379.65	379.65 080071
TOTAL FOR BANK Z						2,642.76	
TOTAL FOR REGISTER						34,201.54	

NOBU NORTH BOULEVAR CWRIGHT

SECTION ii

North Boulevard
Community Development District

Unaudited Financial Reporting
July 31, 2026



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 194,017	\$ -	\$ 200,817	\$ 394,834
Deposits	\$ 960	\$ -	\$ -	\$ 960
Investments:				
<u>Series 2017</u>				
Reserve	\$ -	\$ 123,875	\$ -	\$ 123,875
Revenue	\$ -	\$ 210,256	\$ -	\$ 210,256
Redemption	\$ -	\$ 850	\$ -	\$ 850
<u>Series 2019</u>				
Reserve	\$ -	\$ 105,956	\$ -	\$ 105,956
Revenue	\$ -	\$ 183,030	\$ -	\$ 183,030
Prepayment	\$ -	\$ 170	\$ -	\$ 170
State Board of Administration	\$ 67,533	\$ -	\$ -	\$ 67,533
Total Assets	\$ 262,510	\$ 624,138	\$ 200,817	\$ 1,087,465
Liabilities:				
Accounts Payable	\$ 14,495	\$ -	\$ -	\$ 14,495
FICA Payable	\$ 122	\$ -	\$ -	\$ 122
Total Liabilities	\$ 14,617	\$ -	\$ -	\$ 14,617
Fund Balance:				
Assigned For:				
Debt Service - Series 2017	\$ -	\$ 334,981	\$ -	\$ 334,981
Debt Service - Series 2019	\$ -	\$ 289,157	\$ -	\$ 289,157
Restricted For:				
Capital Reserve	\$ -	\$ -	\$ 200,817	\$ 200,817
Unassigned	\$ 247,893	\$ -	\$ -	\$ 247,893
Total Fund Balances	\$ 247,893	\$ 624,138	\$ 200,817	\$ 1,072,848
Total Liabilities & Fund Balance	\$ 262,510	\$ 624,138	\$ 200,817	\$ 1,087,465

North Boulevard
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance

Revenues:

Assessments - Tax Roll	\$ 531,702	\$ 531,702	\$ 533,901	\$ 2,199
Interest	\$ -	\$ -	\$ 6,939	\$ 6,939
Other Income	\$ -	\$ -	\$ 120	\$ 120

Total Revenues	\$ 531,702	\$ 531,702	\$ 540,961	\$ 9,259
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 10,000	\$ 5,000	\$ 5,000
FICA Expense	\$ 918	\$ 765	\$ 383	\$ 383
Engineering Fees	\$ 10,000	\$ 8,333	\$ 7,708	\$ 626
Dissemination Agent	\$ 7,030	\$ 5,858	\$ 5,858	\$ -
Attorney Fees	\$ 25,000	\$ 20,833	\$ 16,240	\$ 4,594
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Annual Audit	\$ 5,000	\$ 5,000	\$ 3,400	\$ 1,600
Trustee Fees	\$ 8,514	\$ 8,514	\$ 8,502	\$ 12
Management Fees	\$ 46,350	\$ 38,625	\$ 38,625	\$ -
Information Technology	\$ 1,947	\$ 1,622	\$ 1,623	\$ (0)
Website Maintenance	\$ 1,298	\$ 1,082	\$ 1,082	\$ (0)
Postage & Delivery	\$ 1,300	\$ 1,083	\$ 333	\$ 750
Printing & Binding	\$ 400	\$ 333	\$ 82	\$ 252
Insurance	\$ 8,390	\$ 8,390	\$ 7,734	\$ 656
Legal Advertising	\$ 5,300	\$ 4,417	\$ 3,878	\$ 538
Contingency	\$ 2,800	\$ 2,333	\$ 897	\$ 1,436
Office Supplies	\$ 100	\$ 83	\$ 4	\$ 80
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -

Total General & Administrative:	\$ 141,929	\$ 122,856	\$ 106,930	\$ 15,926
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North Boulevard
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 8,598	\$ 7,165	\$ 7,165	\$ -
Electric	\$ 9,490	\$ 7,908	\$ 5,837	\$ 2,072
Streetlights	\$ 30,418	\$ 25,348	\$ 18,043	\$ 7,305
Property Insurance	\$ 5,824	\$ 5,824	\$ 4,554	\$ 1,270
Landscape Maintenance	\$ 60,626	\$ 50,522	\$ 56,715	\$ (6,194)
Landscape Replacement & Enhancement	\$ 20,000	\$ 16,667	\$ 11,655	\$ 5,012
Irrigation Repairs	\$ 5,500	\$ 4,583	\$ 1,063	\$ 3,521
General Field Repairs & Maintenance	\$ 20,000	\$ 16,667	\$ 4,494	\$ 12,172
Contingency	\$ 9,700	\$ 8,083	\$ 5,263	\$ 2,820
Subtotal	\$ 170,155	\$ 142,767	\$ 114,789	\$ 27,977
Amenity Expenses				
Inter-Governmental Expense	\$ 78,374	\$ 78,374	\$ 78,374	\$ -
Trash Collections	\$ 2,793	\$ 2,328	\$ 2,328	\$ -
Pest Control	\$ 960	\$ 800	\$ 467	\$ 333
Amenity Repairs & Maintenance	\$ -	\$ -	\$ 344	\$ (344)
Subtotal	\$ 82,127	\$ 81,502	\$ 81,512	\$ (11)
Total O&M Expenses:	\$ 252,282	\$ 224,268	\$ 196,301	\$ 27,967
Total Expenditures	\$ 394,212	\$ 347,124	\$ 303,232	\$ 43,893
<u>Other Financing Sources/Uses:</u>				
Capital Reserve	\$ (137,490)	\$ (137,490)	\$ (137,490)	\$ -
Total Other Financing Sources/Uses	\$ (137,490)	\$ (137,490)	\$ (137,490)	\$ -
Excess Revenues (Expenditures)	\$ 0		\$ 100,239	
Fund Balance - Beginning	\$ -		\$ 147,654	
Fund Balance - Ending	\$ -		\$ 247,893	

North Boulevard

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 258,211	\$ 258,211	\$ 259,273	\$ 1,062
Interest	\$ 6,000	\$ 6,000	\$ 10,432	\$ 4,432
Total Revenues	\$ 264,211	\$ 264,211	\$ 269,704	\$ 5,493
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		\$ 22,533	
Fund Balance - Beginning	\$ 188,352		\$ 312,448	
Fund Balance - Ending	\$ 205,392		\$ 334,981	

North Boulevard

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 209,762	\$ 209,762	\$ 210,625	\$ 863
Interest	\$ 5,000	\$ 5,000	\$ 8,026	\$ 3,026
Total Revenues	\$ 214,762	\$ 214,762	\$ 218,650	\$ 3,888
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		\$ 11,557	
Fund Balance - Beginning	\$ 170,966		\$ 277,600	
Fund Balance - Ending	\$ 178,634		\$ 289,157	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 59	\$ 59
Total Revenues	\$ -	\$ -	\$ 59	\$ 59
<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	\$ 137,490	\$ 137,490	\$ -
Total Other Financing Sources (Uses)	\$ 137,490	\$ 137,490	\$ 137,490	\$ -
Excess Revenues (Expenditures)	\$ 132,490		\$ 131,399	
Fund Balance - Beginning	\$ 69,413		\$ 69,418	
Fund Balance - Ending	\$ 201,904		\$ 200,817	

North Boulevard
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 9,239	\$ 503,387	\$ 7,191	\$ -	\$ 1,431	\$ 8,027	\$ 1,540	\$ 3,072	\$ 14	\$ -	\$ -	\$ 533,901
Interest	\$ 238	\$ 224	\$ 225	\$ 808	\$ 987	\$ 1,052	\$ 949	\$ 882	\$ 823	\$ 753	\$ -	\$ -	\$ 6,939
Other Income	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ 60	\$ -	\$ -	\$ -	\$ 120
Total Revenues	\$ 238	\$ 9,493	\$ 503,612	\$ 7,999	\$ 987	\$ 2,483	\$ 8,976	\$ 2,452	\$ 3,955	\$ 767	\$ -	\$ -	\$ 540,961
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ 200	\$ 800	\$ 600	\$ -	\$ 600	\$ 600	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ 5,000
FICA Expense	\$ 46	\$ 15	\$ 61	\$ 46	\$ -	\$ 46	\$ 46	\$ 61	\$ -	\$ 61	\$ -	\$ -	\$ 383
Engineering Fees	\$ 850	\$ -	\$ 438	\$ 525	\$ 500	\$ 250	\$ 625	\$ 938	\$ 1,715	\$ 1,868	\$ -	\$ -	\$ 7,708
Dissemination Agent	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ -	\$ -	\$ 5,858
Attorney Fees	\$ 2,054	\$ 771	\$ 2,837	\$ 2,126	\$ 797	\$ 324	\$ 1,754	\$ 1,933	\$ 488	\$ 3,157	\$ -	\$ -	\$ 16,240
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	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ 38,625
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ 1,623
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ 1,082
Postage & Delivery	\$ 7	\$ 12	\$ 3	\$ 189	\$ 16	\$ 4	\$ 7	\$ 65	\$ 13	\$ 19	\$ -	\$ -	\$ 333
Printing & Binding	\$ -	\$ 12	\$ -	\$ -	\$ 9	\$ 2	\$ 4	\$ 46	\$ 9	\$ -	\$ -	\$ -	\$ 82
Insurance	\$ 7,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,734
Legal Advertising	\$ 275	\$ 1,529	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ 244	\$ 771	\$ 709	\$ -	\$ -	\$ 3,878
Contingency	\$ 5	\$ 13	\$ 37	\$ 389	\$ 42	\$ 40	\$ 41	\$ 248	\$ 42	\$ 41	\$ -	\$ -	\$ 897
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ -	\$ -	\$ 4
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 21,873	\$ 13,839	\$ 10,144	\$ 8,594	\$ 10,517	\$ 5,984	\$ 7,795	\$ 9,054	\$ 7,757	\$ 11,374	\$ -	\$ -	\$ 106,930

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	\$ 717	\$ 717	\$ -	\$ -	\$ 7,165
Electric	\$ 731	\$ 598	\$ 730	\$ 663	\$ 566	\$ 557	\$ 513	\$ 464	\$ 502	\$ 513	\$ -	\$ -	\$ 5,837
Streetlights	\$ 1,856	\$ 1,856	\$ 1,856	\$ 1,882	\$ 1,775	\$ 1,775	\$ 1,775	\$ 1,770	\$ 1,750	\$ 1,750	\$ -	\$ -	\$ 18,043
Property Insurance	\$ 4,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,554
Landscape Maintenance	\$ 4,905	\$ 4,905	\$ 4,905	\$ 4,905	\$ 4,905	\$ 4,905	\$ 4,905	\$ 7,338	\$ 7,558	\$ 7,484	\$ -	\$ -	\$ 56,715
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 11,655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,655
Irrigation Repairs	\$ 91	\$ 124	\$ -	\$ -	\$ 116	\$ 114	\$ 78	\$ 194	\$ 168	\$ 178	\$ -	\$ -	\$ 1,063
General Repairs & Maintenance	\$ 1,296	\$ -	\$ 275	\$ -	\$ -	\$ 1,668	\$ 220	\$ -	\$ 586	\$ 450	\$ -	\$ -	\$ 4,494
Contingency	\$ -	\$ 5	\$ 680	\$ -	\$ 165	\$ -	\$ 3,344	\$ 1,056	\$ -	\$ 13	\$ -	\$ -	\$ 5,263
Subtotal	\$ 14,148	\$ 8,204	\$ 9,162	\$ 8,166	\$ 19,899	\$ 9,736	\$ 11,551	\$ 11,537	\$ 11,280	\$ 11,105	\$ -	\$ -	\$ 114,789
Amenity Expenses													
Inter-Governmental Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,374
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 344
Trash Collection	\$ 233	\$ 233	\$ 233	\$ 233	\$ 233	\$ 233	\$ 233	\$ 233	\$ 233	\$ 233	\$ -	\$ -	\$ 2,328
Pest Control	\$ -	\$ -	\$ -	\$ 157	\$ 60	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ 467
Subtotal	\$ 233	\$ 233	\$ 233	\$ 733	\$ 293	\$ 283	\$ 78,657	\$ 283	\$ 283	\$ 283	\$ -	\$ -	\$ 81,512
Total O&M Expenses:	\$ 14,381	\$ 8,437	\$ 9,394	\$ 8,900	\$ 20,192	\$ 10,019	\$ 90,208	\$ 11,820	\$ 11,563	\$ 11,388	\$ -	\$ -	\$ 196,301
Total Expenditures	\$ 36,254	\$ 22,277	\$ 19,538	\$ 17,493	\$ 30,709	\$ 16,003	\$ 98,003	\$ 20,874	\$ 19,320	\$ 22,762	\$ -	\$ -	\$ 303,232
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (137,490)	\$ -	\$ -	\$ (137,490)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (137,490)	\$ -	\$ -	\$ (137,490)
Excess Revenues (Expenditures)	\$ (36,016)	\$ (12,784)	\$ 484,073	\$ (9,494)	\$ (29,722)	\$ (13,520)	\$ (89,027)	\$ (18,422)	\$ (15,365)	\$ (159,485)	\$ -	\$ -	\$ 100,239

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%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	General Fund	2017 Debt Service	2019 Debt Service	Total
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
06/24/26	06/01/26-06/01/26	\$5,893.26	\$0.00	(\$117.86)	\$0.00	\$0.00	\$5,775.40	\$3,071.79	\$1,491.76	\$1,211.85	\$5,775.40
07/31/26	04/01/26-06/30/26	\$0.00	\$0.00	\$0.00	\$14.07	\$0.00	\$14.07	\$14.07	\$0.00	\$0.00	\$14.07
TOTAL		\$ 1,075,229.79	\$ (41,835.77)	\$ (20,667.89)	\$ 1,821.33	\$ (10,749.18)	\$ 1,003,798.28	\$ 533,901.06	\$ 259,272.71	\$ 210,624.51	\$ 1,003,798.28

100%	Net Percent Collected
0	Balance Remaining to Collect