

*North Boulevard
Community Development District*

*Agenda
October 19, 2026*

AGENDA

North Boulevard

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

October 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, October 19, 2026 at 6:30 PM** at the **Tom Fellows Community Center – 207 North Blvd W, Davenport, FL 33837.**

In accordance with Sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer. When the agenda item concerning the details of the security system plan is discussed, the public will not be in attendance. The public will be notified that they may return upon completion of the discussion regarding the details of the security system plan.

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/85478977400>

Zoom Call-In Information: 1-305-224-1968

Meeting ID: 854 7897 7400

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 21, 2026 Board of Supervisors Meeting
4. Consideration of No Parking Signs at Entrances
5. Consideration of Agreement with PayGov.US for Electronic Payment Processing
6. Consideration of Proposal to Sand and Paint (2) Metal Mailboxes and Mailbox Solar Panel Fixtures on Taft Dr.
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Prince Proposal to Continue Fuel Surcharge
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Letter to Residents at 104 Taft Dr Regarding Unauthorized Use of District Property
8. Other Business

9. Supervisors Requests
10. CLOSED SECURITY SESSION
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, September 21, 2026, at 6:36 p.m. at the Tom Fellows Community Center, 207 North Blvd W, Davenport, Florida.

Present and constituting a quorum:

Andres Romero	Chairman
Ron Orenstein	Vice Chairman
Jose Martinez	Assistant Secretary
Alisa Romero	Assistant Secretary

Also present were:

Christine Wells	District Manager, GMS
Tricia Adams	District Manager, GMS
Megan Birnholz-Couture <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Joel Blanco	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Wells called the meeting to order at 6:36 p.m. and called the roll. Three Board members were present in person, constituting a quorum. Chairman Andres Romero arrived at 6:42 p.m., after which four Board members were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Wells opened the meeting for public comments. Louis Alfonso (428 Buchanan Drive) asked about the signs and tow truck.

THIRD ORDER OF BUSINESS**Approval of Minutes of the August 17, 2026 Board of Supervisors Meeting**

Ms. Wells presented the minutes of the August 17, 2026, Board of Supervisors meeting. She noted that District staff have reviewed the minutes. Ms. Wells asked for any corrections, comments, or questions. The Board had no changes to the minutes.

On MOTION by Ms. Romero, seconded by Mr. Orenstein, with all in favor, the Minutes of the August 17, 2026 Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-14
Appointing an Assistant Secretary**

Ms. Wells introduced Resolution 2026-14, appointing Christine Wells as an Assistant Secretary so she could sign and process documents for the Board. Ms. Wells explained that the appointment would allow her to attest the Chair's signature and facilitate the processing of District records.

On MOTION by Mr. Orenstein, seconded by Mr. Martinez, with all in favor, Resolution 2026-14 Appointing an Assistant Secretary was approved.

FIFTH ORDER OF BUSINESS**Review of Encroachments****A. 104 Taft Drive****B. 464 Buchanan Drive**

Ms. Wells stated that the encroachment review concerned 104 Taft Drive and 464 Buchanan Drive, correcting the address listed in the agenda. Mr. Blanco stated that the boat previously parked at 104 Taft Drive had been removed and that the property was no longer an issue. He reported that the French drains at 464 Buchanan Drive had not been removed and that the condition had worsened. Ms. Wells stated that the resident had previously advised staff that she would correct the issue, and the HOA had also been notified and planned to issue its own violation letter. Ms. Birnholz-Couture stated that the next step would be a letter from the District Attorney's office. The Board directed counsel to send the letter and agreed to allow the resident 30 days to correct the violation.

SIXTH ORDER OF BUSINESS**Update on Towing Service Provider Transition**

Ms. Wells stated that the District had a signed agreement with the new towing vendor but was still awaiting the certificate of insurance and notarized anti-human-trafficking affidavit. She explained that the current towing agreement would remain in place until all required documents were received so the District would not be left without towing services. A Board member asked whether the new vendor had sufficient equipment and had satisfactorily addressed the Board's prior questions. Ms. Wells stated that the vendor received favorable references, had no concerning online complaints, could meet the existing contract requirements, used body cameras, would contact the District before towing vehicles, and had reviewed the District's parking and towing policies. She added that references praised the vendor's communication and practice of providing photographs.

Board members noted that the portable radar device had been removed after collecting speed data and that the Haines City Police Department was expected to share the results. Chairman Andres Romero requested that staff obtain the results from Haines City Police.

SEVENTH ORDER OF BUSINESS**Review of School Traffic Parking Issues**

Ms. Wells stated that she had contacted Haines City Police but was unable to meet with them before the Board meeting. She met with the Davenport Police Department, which provided information about traffic conditions near the schools. She explained that Navigator Academy is a private charter school without bus service, requiring students to arrive by vehicle and contributing to traffic congestion. She stated that citations were being issued near Holly Hill and that she had requested similar enforcement information from Haines City Police.

She stated that staff had also contacted Horizons Elementary, although the school was less responsive than Navigator Academy. A Board member stated that Horizons Elementary manages traffic more effectively by directing vehicles into an internal holding area, while Navigator Academy lacks sufficient space and vehicles wait along the roadway. Ms. Wells added that Navigator Academy had sent several emails instructing parents to follow traffic procedures. She noted that resident complaints had been forwarded to Haines City Police. She noted that complaints concerning North Boulevard appeared to be decreasing, while concerns near Holly Hill continued. She stated that staff would continue coordinating with Haines City Police to develop a plan for the next school year and address the traffic problems before they recur.

A. Consideration of No Parking Signs at Entrances

Mr. Blanco stated that the proposed project would install eight “No Parking, Stopping, or Standing” signs, two at each entrance, using the existing signposts at the Filtmore, Buchanan/North Boulevard, and Taft Drive entrances. He explained that Davenport Police had confirmed the signs complied with applicable traffic-control standards and were enforceable. The total cost, including labor, was quoted at \$1,357.41.

Ms. Wells stated that the signs could be installed during the current fiscal year but recommended waiting until Haines City Police confirmed that officers could issue citations based on the signage. Board members discussed whether signs were needed at every entrance or primarily at Holly Hill. It was noted that vehicles park inside the entrances while waiting for students and that buses make U-turns in the same areas, creating a potential safety concern.

A Board member raised concerns about where parents and children would wait if parking were prohibited and suggested considering a bench or bus shelter. Ms. Adams stated that bus-stop locations are generally determined by the Polk County School Board and that any shelter or waiting structure would require additional research and possibly engineering input. She explained that some CDDs have designated bus shelters that were required as part of their development plans.

The Board discussed gathering resident feedback through a survey or annual communication before considering projects such as bus shelters or park shade structures. Ms. Adams stated that District staff could research options for a resident-interest survey and identify potential projects before the spring budget season. The Board ultimately decided to postpone authorization of the signs until receiving input from Haines City Police, while directing staff to conduct preliminary research on possible bus-stop improvements and resident interest.

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

Ms. Birnholz-Couture stated that Frontier had accepted the easement revisions and that the agreement would be circulated for signatures so work could begin. She provided general ethics and Sunshine Law reminders, emphasizing that two supervisors may not discuss outside a public meeting any matter that could foreseeably come before the Board.

A Board member asked about completing the required ethics and Sunshine Law training and how completion would be documented. Ms. Birnholz-Couture stated that free online training

was available and explained that supervisors certify completion by checking the appropriate box when submitting their financial disclosure.

B. Engineer**i. Consideration of Fiscal Year 2027 Work Authorization**

Ms. Wells introduced the Fiscal Year 2027 engineering work authorization. Mr. Malave stated that the authorization was the standard annual work order for the new fiscal year and included a budgeted number of hours and the engineer's updated rates.

On MOTION by Mr. Romero, seconded by Mr. Orenstein, with all in favor, the Fiscal Year 2027 Engineering Work Authorization was approved.

Mr. Malave and Mr. Arrington were excused from the remainder of the meeting at 6:59 p.m.

C. Field Manager's Report**i. Discussion Regarding Hydraulic-Oil Spill on District Roads**

Mr. Blanco stated that repeated attempts to contact Republic Services regarding the hydraulic oil spill on North Boulevard had been unsuccessful. He recommended having District Counsel send a letter, noting that a similar letter concerning Holly Hill Road East resulted in a prompt response and cleanup. The Board agreed, and Ms. Wells stated that District Counsel would immediately send a letter to Republic Services requesting that the spill be addressed.

ii. Consideration of Prince Proposal to Address Engineer's Report Items

Mr. Blanco stated that several fallen fence pickets along the rear perimeter of Buchanan Drive had been repaired. He presented a \$550 proposal to repair a washout identified in the annual engineer's report.

On MOTION by Ms. Romero, seconded by Mr. Romero, with all in favor, the Prince and Sons Inc. proposal for washout repair and sod installation in the amount of \$550 was approved.

Mr. Blanco stated that the District-owned mailboxes and solar light fixtures on Taft Drive were discolored, chipped, rusted, and covered with adhesive residue. He recommended obtaining a proposal to sand and repaint both mailbox units and the solar lights during the winter dry season. The Board expressed interest in the work and directed staff to return with a cost proposal. Staff

also agreed to contact the post office regarding locks, latches, key chains, and numbering that the District could not repair.

A Board member stated that vehicles had occasionally been observed parked late at night near the Northridge Reserve entrance and asked whether a security camera could be installed facing the area. Ms. Birnholz-Couture stated that security-camera locations should not be discussed publicly and recommended adding a closed security session to the next meeting agenda with the required notice. Another Board member asked whether Holly Hill Road CDD had completed the reserve study for the jointly used pool. Ms. Adams stated that the study was not yet complete but was expected before the end of the calendar year, with the fully reviewed information needed by spring.

D. District Manager's Report

i. Approval of Check Register

Ms. Wells reviewed the check register from August 1, 2026, to August 31, 2026. The total amount was \$35,494.44. 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. Wells stated that the balance sheet and income statement were included in the agenda packet and asked whether the Board had any questions.

iii. Reminder of Next Meeting: October 19, 2026 @ 6:30pm

Ms. Wells stated that the next Board meeting would be held on October 19 at 6:30 p.m. She reminded the Board that all future meetings would begin at 6:30 p.m.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Martinez, seconded by Mr. Romero, with all in favor, the meeting was adjourned at 7:10 p.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

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

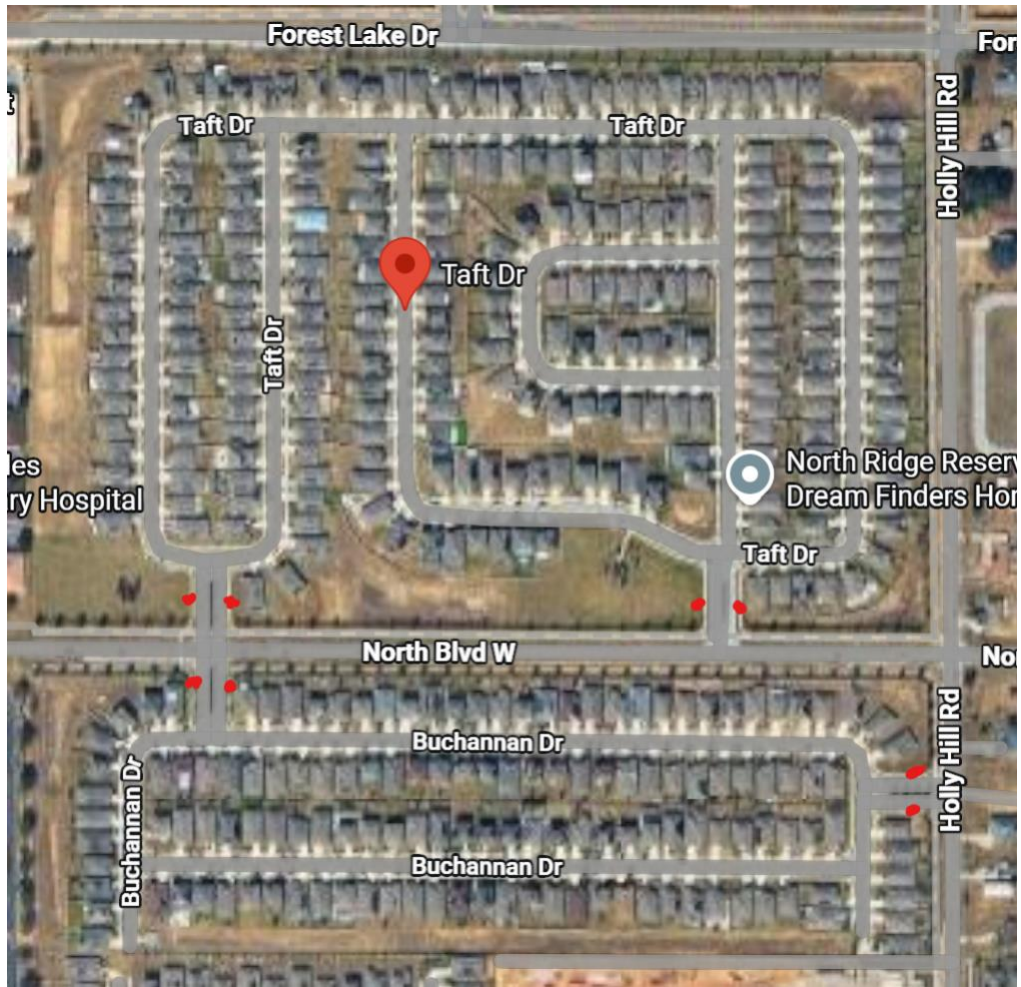
Job Name: Installation of (8) MUTCD Complaint “No Parking, Stopping, or Standing Signs at Each Entrance

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 5

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this “**Agreement**”) is made and entered into effective _____, 20__ (the “**Effective Date**”), by and between **PayGOV.US, LLC**, a [STATE] limited liability company (“**PGV**”), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the North Boulevard Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the “**District**”), with its principal address at c/o Governmental Management Services – CF, 219 E. Livingston Street, Orlando, FL 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the “**Services**”), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District’s request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV’s property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV’s expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of \$1.00 will apply to any such transaction under \$33.00. E-Check (ACH) transactions will be charged a flat fee of \$1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV’s sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District’s Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within **two (2)** business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("PCI DSS"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in [REDACTED] County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than \$[1,000,000] per occurrence and \$[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than \$1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than \$1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. (“iStream”) as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV’s own.

11. District Required Provisions; Order of Precedence. Exhibit A (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV’s website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party’s address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District’s district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys’ fees and costs, including those incurred on appeal. The District’s failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District’s fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days’ written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days’ written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District’s E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District’s district manager a copy of each application and other document PGV signs on the District’s behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:

NORTH BOULEVARD COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: Chairperson / Vice Chairperson, Board of Supervisors

Date: _____

ATTEST:

Secretary / Assistant Secretary

PGV:

PAYGOV.US, LLC, a [STATE] limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Exhibit A: District Required Provisions

EXHIBIT A DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT [TELEPHONE NUMBER], [EMAIL ADDRESS], AND [MAILING ADDRESS].

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized

alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135, *Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), *Florida Statutes*, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of ☐ physical presence or ☐ online notarization, personally appeared _____ (“Affiant”), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC (“PGV”), is an officer or representative of PGV, and is authorized to make this affidavit on PGV’s behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the “District”).

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV’s E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20__, by _____, who is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION 6



Hue Painting

RECIPIENT:

North Boulevard CDD

<https://maps.app.goo.gl/F4gUx3AV2MZtaTpR9>

Quote #67

Sent on

Sep 24, 2026

Total

\$1,840.00

Product/Service	Description	Qty.	Unit Price	Total
Mailbox	We will scrape, and sand down all mailboxes. Then we will two or more coats of DTM paint.	28	\$50.00	\$1,400.00
Light fixtures	We will meticulously scrape and sand the surface before applying two or more coats of paint.	2	\$20.00	\$40.00
Materials	We will need DTM paint (direct to metal)	5	\$80.00	\$400.00*

* Non-taxable

A deposit of \$460.00 will be required to begin.

Total

\$1,840.00

This quote is valid for the next 30 days, after which values may be subject to change.

SECTION 7

SECTION C

North Boulevard CDD

Field Management Report

Completed Items

- Maintenance staff installed risers on the several entrance light monuments for better entrance lighting.
- Wash out repair, that was reported on the annual engineer's report, on the east corner of Taft Dr. was repaired on (10/14.) Pictures to be provided on the next FMR.



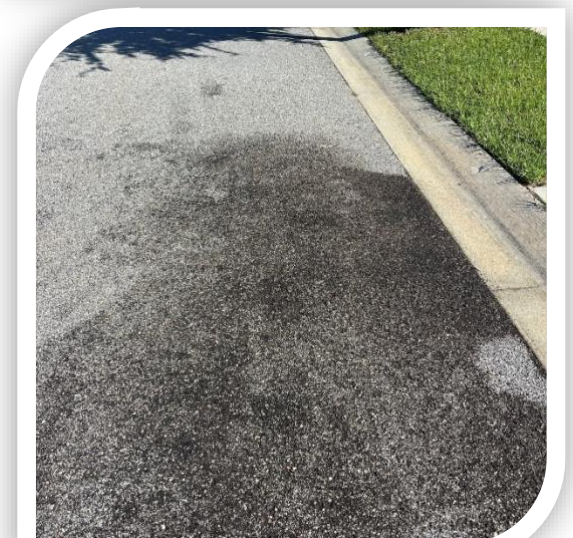
Contracted Services

- GMS staff performed thorough reviews of the landscaping and ponds.
- Overall, the district is receiving satisfactory performance from contracted vendors. (landscaping mowing scheduled has transitioned from once a week to bi-weekly per the agreement.)



Site Items

- Hydraulic spill on Jefferson St. looks lighter than before. An additional cleaning made be needed.
- Previously noted trailer from 104 Taft Dr. parked on the CDD owned common area has been removed.
- French drains installed on CDD owned area by 464 Buchannan Dr. have been removed and sod installed on areas that were damaged.
- Proposal for previously reported mailboxes in need of paint is present for board consideration.



North Boulevard - CDD

Field Management Report – Photo Supplement

Trailer on CDD Owned Common Area



Photo Description:

- ✚ Trailer was found parked on CDD owned common area behind 104 Taft Dr. on 09/29. Found removed on 10/13.

French Drains on CDD Owned Area Behind 464 Buchanan Dr.



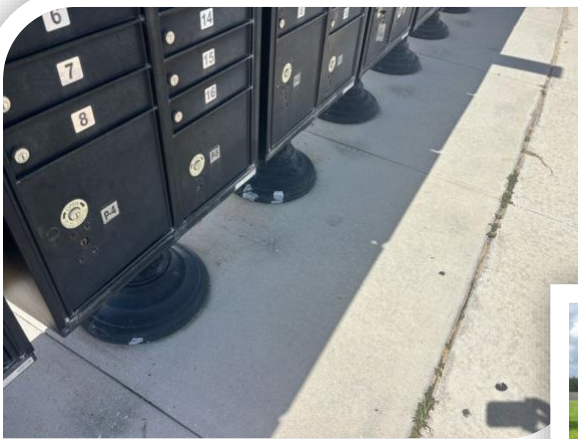
French Drains on CDD Owned Area Behind 464 Buchanan Dr. Cont'd



Photo Description:

- Previously reported French drains have been removed and area restored.

Conditions of District Owned Mailboxes



Conditions of District Owned Mailboxes Cont'd



Photo Description:

✚ Proposal is attached to sand and paint both mailbox areas on Taft Dr. including solar light fixtures.

SECTION i



FLAMES CITY, FLORIDA 33044
(863) 422-5207
www.princeandsonsinc.com

TAMPA, FLORIDA 33610

ORLANDO, FLORIDA 32024

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of $\geq \$4$ /gallon we will have a 3% increase

Average gas price of \$3.50-\$3.99/gallon we will have a 2% increase

Average gas price $< \$3.49$ /gallon the fuel service charge will end

***BASED ON STATE AVERAGE**

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Dean Martin
Vice President
Phone: 863-422-5207 Office



SECTION D

SECTION i

North Boulevard Community Development District

Summary of Check Register

September 1, 2026 to September 30, 2026

Bank	Date	Check No.'s		Amount
General Fund	9/4/26	660	\$	465.52
	9/10/26	661	\$	316.14
	9/18/26	662-665	\$	19,055.75
	9/25/26	666-668	\$	18,734.19
			\$	38,571.60

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/04/26	00039	7/25/26 LP072	202608 330-57200-48201	PET WASTE STATION-AUG26	*	232.76	
		8/25/26 PAS049	202609 330-57200-48201	PET WASTE STATION-SEP26	*	232.76	
				POOP BANDIT			465.52 000660
9/10/26	00063	8/31/26 00078659	202608 310-51300-48000	NOT OF BOS MTG 8/17/26	*	316.14	
				USA TODAY MEDIA CORP			316.14 000661
9/18/26	00016	9/14/26 33967	202609 310-51300-45000	ADDITIONAL INSURANCE FY26	*	75.00	
				EGIS INSURANCE ADVISORS			75.00 000662
9/18/26	00036	9/14/26 15977	202608 310-51300-31500	ATTORNEY SVCS-AUG26	*	3,962.75	
				KILINSKI VAN WYK PLLC			3,962.75 000663
9/18/26	00044	9/06/26 72585165	202609 330-57200-48100	PEST CONTROL-SEP26	*	50.00	
				MASSEY SERVICES INC.			50.00 000664
9/18/26	00035	7/01/26 25055	202607 320-53800-46200	MONTHLY MAINT FUEL CHARGE	*	146.00	
		8/01/26 25504	202608 320-53800-46200	LANDSCAPE MAINT-AUG26	*	7,338.00	
		9/01/26 26130	202609 320-53800-46200	LANDSCAPE MAINT-SEP26	*	7,338.00	
		9/01/26 26247	202609 320-53800-46200	MONTHLY MAINT FUEL CHARGE	*	146.00	
				PRINCE & SONS INC.			14,968.00 000665
9/25/26	00029	9/22/26 22503961	202608 310-51300-31100	ENGINEERING SVCS-AUG28	*	712.50	
				DEWBERRY ENGINEERING			712.50 000666
9/25/26	00016	9/17/26 34181	202609 300-15500-10000	FY27 INSURANCE POLICY	*	12,349.00	
				EGIS INSURANCE ADVISORS			12,349.00 000667
9/25/26	00019	9/01/26 231	202609 320-53800-12000	FIELD MANAGEMENT-SEP26	*	716.50	
		9/01/26 232	202609 310-51300-34000	MANAGEMENT FEES-SEP26	*	3,862.50	
		9/01/26 232	202609 310-51300-35200	WEBSITE MANAGEMENT-SEP26	*	108.17	

NOBU NORTH BOULEVAR IARAUJO

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		9/01/26 232	202609 310-51300-35100		*	162.25	
			INFORMATION TECH-SEP26				
		9/01/26 232	202609 310-51300-31300		*	585.83	
			DISSEMINATION SVCS-SEP26				
		9/01/26 232	202609 310-51300-51000		*	.33	
			OFFICE SUPPLIES				
		9/01/26 232	202609 310-51300-42000		*	29.01	
			POSTAGE				
		9/01/26 232	202609 310-51300-42500		*	2.10	
			COPIES				
		9/01/26 232	202609 310-51300-49000		*	206.00	
			MEETING ROOM				
GOVERNMENTAL MANAGEMENT SERVICES-CF						5,672.69	000668

TOTAL FOR BANK A						38,571.60	
TOTAL FOR REGISTER						38,571.60	

NOBU NORTH BOULEVAR IARAUJO

SECTION ii

North Boulevard
Community Development District

Unaudited Financial Reporting
August 31, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
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
August 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 159,682	\$ -	\$ 200,834	\$ 360,516
Prepaid Expenses	\$ 10,749	\$ -	\$ -	\$ 10,749
Deposits	\$ 960	\$ -	\$ -	\$ 960
Investments:				
<u>Series 2017</u>				
Reserve	\$ -	\$ 123,875	\$ -	\$ 123,875
Revenue	\$ -	\$ 211,180	\$ -	\$ 211,180
Redemption	\$ -	\$ 852	\$ -	\$ 852
<u>Series 2019</u>				
Reserve	\$ -	\$ 105,956	\$ -	\$ 105,956
Revenue	\$ -	\$ 183,830	\$ -	\$ 183,830
Prepayment	\$ -	\$ 171	\$ -	\$ 171
State Board of Administration	\$ 67,754	\$ -	\$ -	\$ 67,754
Total Assets	\$ 239,145	\$ 625,865	\$ 200,834	\$ 1,065,844
Liabilities:				
Accounts Payable	\$ 12,836	\$ -	\$ -	\$ 12,836
FICA Payable	\$ 214	\$ -	\$ -	\$ 214
Total Liabilities	\$ 13,051	\$ -	\$ -	\$ 13,051
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 10,749	\$ -	\$ -	\$ 10,749
Assigned For:				
Debt Service - Series 2017	\$ -	\$ 335,908	\$ -	\$ 335,908
Debt Service - Series 2019	\$ -	\$ 289,957	\$ -	\$ 289,957
Restricted For:				
Capital Reserve	\$ -	\$ -	\$ 200,834	\$ 200,834
Capital Projects - Series 2017	\$ -	\$ -	\$ -	\$ -
Capital Projects - Series 2019	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 215,345	\$ -	\$ -	\$ 215,345
Total Fund Balances	\$ 226,095	\$ 625,865	\$ 200,834	\$ 1,052,794
Total Liabilities & Fund Balance	\$ 239,145	\$ 625,865	\$ 200,834	\$ 1,065,844

North Boulevard
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance

Revenues:

Assessments - Tax Roll	\$ 531,702	\$ 531,702	\$ 533,901	\$ 2,199
Interest	\$ -	\$ -	\$ 7,473	\$ 7,473
Other Income	\$ -	\$ -	\$ 270	\$ 270

Total Revenues	\$ 531,702	\$ 531,702	\$ 541,644	\$ 9,942
-----------------------	-------------------	-------------------	-------------------	-----------------

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 11,000	\$ 5,600	\$ 5,400
FICA Expense	\$ 918	\$ 842	\$ 428	\$ 413
Engineering Fees	\$ 10,000	\$ 9,167	\$ 8,420	\$ 747
Dissemination Agent	\$ 7,030	\$ 6,444	\$ 6,444	\$ -
Attorney Fees	\$ 25,000	\$ 22,917	\$ 20,202	\$ 2,714
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	\$ 42,488	\$ 42,488	\$ -
Information Technology	\$ 1,947	\$ 1,784	\$ 1,785	\$ (0)
Website Maintenance	\$ 1,298	\$ 1,190	\$ 1,190	\$ (0)
Postage & Delivery	\$ 1,300	\$ 1,192	\$ 360	\$ 832
Printing & Binding	\$ 400	\$ 367	\$ 113	\$ 253
Insurance	\$ 8,390	\$ 8,390	\$ 7,734	\$ 656
Legal Advertising	\$ 5,300	\$ 4,858	\$ 4,194	\$ 664
Contingency	\$ 2,800	\$ 2,567	\$ 939	\$ 1,628
Office Supplies	\$ 100	\$ 92	\$ 4	\$ 87
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -

Total General & Administrative:	\$ 141,929	\$ 132,393	\$ 117,386	\$ 15,007
--	-------------------	-------------------	-------------------	------------------

North Boulevard

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 8,598	\$ 7,882	\$ 7,882	\$ -
Electric	\$ 9,490	\$ 8,699	\$ 6,345	\$ 2,355
Streetlights	\$ 30,418	\$ 27,883	\$ 19,793	\$ 8,090
Property Insurance	\$ 5,824	\$ 5,824	\$ 4,554	\$ 1,270
Landscape Maintenance	\$ 60,626	\$ 60,626	\$ 64,199	\$ (3,573)
Landscape Replacement & Enhancement	\$ 20,000	\$ 18,333	\$ 11,655	\$ 6,678
Irrigation Repairs	\$ 5,500	\$ 5,042	\$ 1,148	\$ 3,894
General Field Repairs & Maintenance	\$ 20,000	\$ 18,333	\$ 4,494	\$ 13,839
Contingency	\$ 9,700	\$ 8,892	\$ 6,463	\$ 2,429
Subtotal	\$ 170,155	\$ 161,513	\$ 126,532	\$ 34,981
Amenity Expenses				
Inter-Governmental Expense	\$ 78,374	\$ 78,374	\$ 78,374	\$ -
Trash Collections	\$ 2,793	\$ 2,560	\$ 2,560	\$ (0)
Pest Control	\$ 960	\$ 880	\$ 517	\$ 363
Amenity Repairs & Maintenance	\$ -	\$ -	\$ 344	\$ (344)
Subtotal	\$ 82,127	\$ 81,814	\$ 81,795	\$ 19
Total O&M Expenses:	\$ 252,282	\$ 243,328	\$ 208,327	\$ 35,000
Total Expenditures	\$ 394,212	\$ 375,720	\$ 325,713	\$ 50,007
<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		\$ 78,440	
Fund Balance - Beginning	\$ -		\$ 147,654	
Fund Balance - Ending	\$ -		\$ 226,095	

North Boulevard

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 258,211	\$ 258,211	\$ 259,273	\$ 1,062
Interest	\$ 6,000	\$ 6,000	\$ 11,358	\$ 5,358
Total Revenues	\$ 264,211	\$ 264,211	\$ 270,631	\$ 6,420
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		\$ 23,460	
Fund Balance - Beginning	\$ 188,352		\$ 312,448	
Fund Balance - Ending	\$ 205,392		\$ 335,908	

North Boulevard

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 209,762	\$ 209,762	\$ 210,625	\$ 863
Interest	\$ 5,000	\$ 5,000	\$ 8,826	\$ 3,826
Total Revenues	\$ 214,762	\$ 214,762	\$ 219,450	\$ 4,689
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		\$ 12,357	
Fund Balance - Beginning	\$ 170,966		\$ 277,600	
Fund Balance - Ending	\$ 178,634		\$ 289,957	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 76	\$ 76
Total Revenues	\$ -	\$ -	\$ 76	\$ 76
<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		\$ 131,416	
Fund Balance - Beginning	\$ 69,413		\$ 69,418	
Fund Balance - Ending	\$ 201,904		\$ 200,834	

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	\$ 3,072	\$ 14	\$ -	\$ -	\$ 533,901
Interest	\$ 238	\$ 224	\$ 225	\$ 808	\$ 987	\$ 1,052	\$ 949	\$ 882	\$ 823	\$ 753	\$ 533	\$ -	\$ 7,473
Other Income	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ 60	\$ -	\$ 150	\$ -	\$ 270
Total Revenues	\$ 238	\$ 9,493	\$ 503,612	\$ 7,999	\$ 987	\$ 2,483	\$ 8,976	\$ 2,452	\$ 3,955	\$ 767	\$ 683	\$ -	\$ 541,644
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ 200	\$ 800	\$ 600	\$ -	\$ 600	\$ 600	\$ 800	\$ -	\$ 800	\$ 600	\$ -	\$ 5,600
FICA Expense	\$ 46	\$ 15	\$ 61	\$ 46	\$ -	\$ 46	\$ 46	\$ 61	\$ -	\$ 61	\$ 46	\$ -	\$ 428
Engineering Fees	\$ 850	\$ -	\$ 438	\$ 525	\$ 500	\$ 250	\$ 625	\$ 938	\$ 1,715	\$ 1,868	\$ 713	\$ -	\$ 8,420
Dissemination Agent	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ -	\$ 6,444
Attorney Fees	\$ 2,054	\$ 771	\$ 2,837	\$ 2,126	\$ 797	\$ 324	\$ 1,754	\$ 1,933	\$ 488	\$ 3,157	\$ 3,963	\$ -	\$ 20,202
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	\$ 3,863	\$ -	\$ 42,488
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ 1,785
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ 1,190
Postage & Delivery	\$ 7	\$ 12	\$ 3	\$ 189	\$ 16	\$ 4	\$ 7	\$ 65	\$ 13	\$ 19	\$ 26	\$ -	\$ 360
Printing & Binding	\$ -	\$ 12	\$ -	\$ -	\$ 9	\$ 2	\$ 4	\$ 46	\$ 9	\$ -	\$ 32	\$ -	\$ 113
Insurance	\$ 7,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,734
Legal Advertising	\$ 275	\$ 1,529	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ 244	\$ 771	\$ 709	\$ 316	\$ -	\$ 4,194
Contingency	\$ 5	\$ 13	\$ 37	\$ 389	\$ 42	\$ 40	\$ 41	\$ 248	\$ 42	\$ 41	\$ 42	\$ -	\$ 939
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ 1	\$ -	\$ 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	\$ 10,456	\$ -	\$ 117,386

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	\$ 717	-	\$ 7,882
Electric	\$ 731	\$ 598	\$ 730	\$ 663	\$ 566	\$ 557	\$ 513	\$ 464	\$ 502	\$ 513	\$ 508	-	\$ 6,345
Streetlights	\$ 1,856	\$ 1,856	\$ 1,856	\$ 1,882	\$ 1,775	\$ 1,775	\$ 1,775	\$ 1,770	\$ 1,750	\$ 1,750	\$ 1,750	-	\$ 19,793
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	\$ 7,484	-	\$ 64,199
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 11,655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 11,655
Irrigation Repairs	\$ 91	\$ 124	\$ -	\$ -	\$ 116	\$ 114	\$ 78	\$ 194	\$ 168	\$ 178	\$ 85	-	\$ 1,148
General Repairs & Maintenance	\$ 1,296	\$ -	\$ 275	\$ -	\$ -	\$ 1,668	\$ 220	\$ -	\$ 586	\$ 450	\$ -	-	\$ 4,494
Contingency	\$ -	\$ 5	\$ 680	\$ -	\$ 165	\$ -	\$ 3,344	\$ 1,056	\$ -	\$ 13	\$ 1,200	-	\$ 6,463
Subtotal	\$ 14,148	\$ 8,204	\$ 9,162	\$ 8,166	\$ 19,899	\$ 9,736	\$ 11,551	\$ 11,537	\$ 11,280	\$ 11,105	\$ 11,743	\$ -	\$ 126,532
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	\$ 233	-	\$ 2,560
Pest Control	\$ -	\$ -	\$ -	\$ 157	\$ 60	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	-	\$ 517
Subtotal	\$ 233	\$ 233	\$ 233	\$ 733	\$ 293	\$ 283	\$ 78,657	\$ 283	\$ 283	\$ 283	\$ 283	\$ -	\$ 81,795
Total O&M Expenses:	\$ 14,381	\$ 8,437	\$ 9,394	\$ 8,900	\$ 20,192	\$ 10,019	\$ 90,208	\$ 11,820	\$ 11,563	\$ 11,388	\$ 12,026	\$ -	\$ 208,327
Total Expenditures	\$ 36,254	\$ 22,277	\$ 19,538	\$ 17,493	\$ 30,709	\$ 16,003	\$ 98,003	\$ 20,874	\$ 19,320	\$ 22,762	\$ 22,482	\$ -	\$ 325,713
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)	\$ (21,799)	\$ -	\$ 78,440

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 - 01/30/2019		\$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

SECTION iii

North Boulevard Community Development District

219 E. Livingston Street, Orlando, FL 32801 407-841-5524

October 12, 2026

Via USPS Certified Mail delivery and E-mail

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

Re: North Boulevard Community Development District (the “District”) –
Unauthorized Use of District Property - Trailer Storage and Vehicular Access

Dear Mr. Pacheco and Ms. Feliciano,

I serve as District Manager for the North Boulevard Community Development District (“District”), a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes. You are receiving this letter because recent observations indicate that an enclosed trailer is being parked and/or stored on District property behind your residence, as depicted in the attached photograph, and that District property is being used as a vehicular access route to reach the parking area at the rear of your residence.

Please be advised that District-owned common areas are not permitted to be used for parking or the storage of personal property without prior authorization from the District. The District also does not authorize its landscaped common area to be used as a private driveway or vehicular access route to reach the rear of an individual residence. Additionally, parking on District property must comply with the District’s Amended and Restated Parking Rules, available at northboulevardcdd.com.

Accordingly, the trailer must be removed from District property within **ten (10) days from the date of this letter**, and all vehicular travel across District property for the purpose of accessing the rear parking area must cease immediately.

Once the trailer has been removed and use of District property for vehicular access has ceased, please notify me at cwells@gmscfl.com so District staff can inspect the property. While the District does not intend to pursue reimbursement of costs at this time, it may seek reimbursement later if the parking, storage, or vehicular use is determined to have caused damage to District property or improvements.

Thank you for your prompt attention to this matter. Nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter or any property owned or maintained by the District. If you have any questions, you may contact me at (407) 794-6502, or at cwells@gmscfl.com.

Sincerely,

Christine Wells
District Manager
cwells@gmscfl.com
407-794-6502

Cc: Savannah Hancock, District Counsel (*via e-mail only*); Joel Blanco, Field Manager (*via e-mail only*); Tricia Adams, District Manager (*via e-mail only*)

Enclosure

Photographic Documentation

Unauthorized Use of District Property - Trailer Storage and Vehicular Access



SECTION 10

Closed Security Session