

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**REGULAR MEETING  
AGENDA**

**April 14, 2015**

# Boynton Village Community Development District

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

June 2, 2015

## ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors  
Boynton Village Community Development District

Dear Board Members:

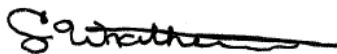
A Regular Meeting of the Boynton Village Community Development District's Board of Supervisors will be held on **Tuesday, June 9, 2015 at 10:30 a.m.**, at **2300 Glades Road, Suite 202E, Boca Raton, Florida 33431**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Newly Elected Supervisor, Michael Smith [Seat 2] *(the following to be provided in a separate package)*
  - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - B. Membership, Obligations and Responsibilities
  - C. Financial Disclosure Forms
    - i. Form 1: Statement of Financial Interests
    - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests
    - iii. Form 1F: Final Statement of Financial Interests
  - D. Form 8B - Memorandum of Voting Conflict
4. Presentation of Audited Basic Financial Statements for Fiscal Year Ended September 30, 2014, Prepared by Keefe, McCullough & Co., LLP
5. Consideration of **Resolution 2015-4**, Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2014
6. Consideration of **Resolution 2015-5**, Approving the District's Proposed Budget for Fiscal Year 2016 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing An Effective Date

7. Update: Land Swaps
8. Update: CDD Boundary Expansion
9. Approval of **April 14, 2015** Regular Meeting Minutes
10. Other Business
11. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
    - i. Approval of Unaudited Financial Statements as of April 30, 2015
    - ii. 0 Registered Voters in District as of April 15, 2015
    - iii. **UPCOMING MEETINGS:**
      - **June 23, 2015** at 10:30 A.M.
      - **July 14, 2015** at 10:30 A.M.
      - **July 28, 2015** at 10:30 A.M.
12. Supervisors' Requests
13. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 561-719-8675.

Sincerely,



Craig A. Wrathell  
District Manager

**FOR BOARD MEMBERS AND STAFF**  
**TO ATTEND BY TELEPHONE:**

**Call-in number: 1-888-354-0094**  
**Conference ID: 2144145**







## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Boynton Village Community Development District  
Palm Beach County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund and the aggregate remaining fund information of Boynton Village Community Development District (the "District") as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

*Keefe McCullough*



















































INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors  
Boynton Village Community Development District  
Palm Beach County, Florida

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund and the aggregate remaining fund information of Boynton Village Community Development District (the "District") as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated April 15, 2015.

### Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

*Keefe McCullough*



## INDEPENDENT AUDITOR'S REPORT TO DISTRICT MANAGEMENT

To the Board of Supervisors  
Boynton Village Community Development District  
Palm Beach County, Florida

### Report on the Financial Statements

We have audited the financial statements of Boynton Village Community Development District (the "District"), as of and for the fiscal year ended September 30, 2014, and have issued our report thereon dated April 15, 2015.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

### Other Reports

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated April 15, 2015, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual financial audit report.

### Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. Boynton Village Community Development District was established on September 6, 2006 by the Palm Beach County Commission Ordinance No. 06-073, pursuant to the provisions of Chapter 190, of the laws of the State of Florida. The District does not have any component units.

*Keefe McCullough*

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors  
Boynton Village Community Development District  
Palm Beach County, Florida

We have examined Boynton Village Community Development District's (the "District") compliance with the requirements of Section 218.415, Florida Statutes, Local Government Investment Policies, during the year ended September 30, 2014. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2014.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

*Keefe McCullough*

KEEFE McCULLOUGH

Fort Lauderdale, Florida  
April 15, 2015

**RESOLUTION 2015-4**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED BASIC FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2014**

WHEREAS, the District's Auditor, Keefe, McCullough & Co., LLP, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Basic Financial Statements for Fiscal Year 2014;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT;**

1. The Audited Basic Financial Statements for Fiscal Year 2014, heretofore submitted to the Board, are hereby accepted for Fiscal Year 2014, for the period ending September 30, 2014; and
2. A verified copy of said Audited Basic Financial Statements for Fiscal Year 2014 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, **2015**.

**BOYNTON VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair

**RESOLUTION 2015-5**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2015/2016 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW: ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Boynton Village Community Development District (the "Board") prior to June 15, 2015, a proposed operating budget for Fiscal Year 2015/2016; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. **BUDGETS APPROVED.** The operating budget proposed by the District Manager for Fiscal Year 2015/2016 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

**DATE: September 8, 2015**

**HOUR: 10:30 A.M.**

**LOCATION: 2300 Glades Road  
Suite 202E  
Boca Raton, Florida 33431**

3. **TRANSMITTAL OF BUDGETS TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budget to Palm Beach County and the City of Boynton Beach at least 60 days prior to the hearing set above.

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved budget on the District's website at least two days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit the approved budget to the manager or administrator of Palm Beach County and the City of Boynton Beach for posting on their websites.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.**

ATTEST:

**BOARD OF SUPERVISORS OF THE  
BOYNTON VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

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

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Exhibit A: Fiscal Year 2015/2016 Budget**

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2016  
PREPARED APRIL 20, 2015**



**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
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**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2016**

	Fiscal Year 2015				Budget Fiscal Year 2016
	Budget Fiscal Year 2015	Actual through 03/31/15	Projected through 9/30/2015	Total Revenue and Expenditures	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 93,846				\$ 96,583
Allowable discounts (4%)	(3,754)				(3,863)
Assessment levy: on-roll - net	90,092	\$ 90,076	\$ 16	\$ 90,092	92,720
Interest and miscellaneous	-	175	42	217	-
Total revenues	90,092	90,251	58	90,309	92,720
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
*Management/accounting/recording	39,842	19,921	19,921	39,842	40,440
Legal	9,000	3,576	5,424	9,000	9,000
Engineering	3,000	-	3,000	3,000	3,000
Audit	5,700	5,900	1,200	7,100	5,700
Assessment roll preparation	11,000	5,500	5,500	11,000	11,000
Arbitrage rebate calculation	1,200	-	1,200	1,200	1,200
Dissemination agent	5,000	-	5,000	5,000	5,000
Trustee	7,000	5,762	1,238	7,000	7,000
Postage	750	-	750	750	750
Legal advertising	1,000	949	51	1,000	1,000
Annual district filing fee	175	175	-	175	175
Insurance	5,665	5,665	-	5,665	5,665
Office supplies	500	-	500	500	500
Other current charges	750	264	486	750	750
Website	500	-	500	500	500
Total professional & admin	91,082	47,712	44,770	92,482	91,680
<b>Other fees and charges</b>					
Tax collector	938	901	37	938	966
Property appraiser	72	-	72	72	74
Total other fees & charges	1,010	901	109	1,010	1,040
Total expenditures	92,092	48,613	44,879	93,492	92,720
Excess/(deficiency) of revenues over/(under) expenditures	(2,000)	41,638	(44,821)	(3,183)	-
Fund balance - beginning (unaudited)	67,564	71,654	113,292	71,654	68,471
Fund balance - ending (projected)	\$ 65,564	\$ 113,292	\$ 68,471	\$ 68,471	\$ 68,471

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional Services**

Management/accounting/recording \$ 40,440

**Wrathell, Hunt and Associates, LLC** specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and maintains the assets of the community.

Legal 9,000

The firm of Billing, Cochran, Heath, Lyles, Mauro & Anderson, P.A., provides on-going general counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.

Engineering 3,000

The District has entered into an agreement for engineering services with Kimley-Horn and Associates, Inc. They provide construction and consulting services, which assists the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit 5,700

Pursuant to Florida Statute 218.39, the District is required to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation 1,200

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent 5,000

The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Currently, this service is being provided by Prager, Sealy & Co., LLC.

Trustee 7,000

Annual fees paid to U.S. Bank for trustee, paying agent and registrar services.

Assessment roll preparation 11,000

The District may collect its annual operating and debt service assessment through direct billing to landowners and/or placement of assessments on the annual real estate tax bill from the county's tax collector. The District's contract for financial services with **Wrathell, Hunt and Associates, LLC** includes assessment roll preparation.

Postage 750

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Legal advertising 1,000

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Office supplies	500
Accounting and administrative supplies.	
Insurance	5,665
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.	
Other current charges	750
Bank charges and other miscellaneous expenses incurred during the year.	
Website	500
<b>Other fees &amp; charges</b>	
Tax collector	966
The tax collector's fees are 1% of the on-roll assessment	
Property appraiser	74
The property appraiser's fees are \$150.00 plus \$.75 per parcel - cost is shared between the General and Debt Service Fund on a pro-rata basis.	
Total expenditures and other uses	\$ 92,720

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2007 A-1/A-2 BONDS  
FISCAL YEAR 2016**

	Fiscal Year 2015			Total Revenue and Expenditures	Budget Fiscal Year 2016
	Budget Fiscal Year 2015	Actual Through 03/31/2015	Projected Through 9/30/2015		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 1,187,911				\$ 1,191,465
Allowable discounts (4%)	(47,516)				(47,659)
Assessment levy: on-roll - net	<u>1,140,395</u>	\$ 1,140,471	\$ (76)	\$ 1,140,395	<u>1,143,806</u>
Total revenues	<u>1,140,395</u>	<u>1,140,471</u>	<u>(76)</u>	<u>1,140,395</u>	<u>1,143,806</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	280,000	-	280,000	280,000	300,000
Interest	847,600	423,800	423,800	847,600	830,975
Property appraiser	916	-	916	916	916
Tax collector	11,879	11,405	474	11,879	11,915
Total expenditures	<u>1,140,395</u>	<u>435,205</u>	<u>705,190</u>	<u>1,140,395</u>	<u>1,143,806</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	705,266	(705,266)	-	-
Fund balance - beginning (unaudited)	<u>1,759,874</u>	<u>1,767,705</u>	<u>2,472,971</u>	<u>1,767,705</u>	<u>1,767,705</u>
Fund balance - ending (projected)	<u>\$1,759,874</u>	<u>\$2,472,971</u>	<u>\$1,767,705</u>	<u>\$ 1,767,705</u>	<u>1,767,705</u>
Use of fund balance					
Debt service reserve balance (required)					(1,003,263)
Interest expense - November 1, 2015					(406,581)
Projected fund balance surplus/(deficit) as of September 30, 2015					<u>\$ 357,861</u>

**Boynton Village**

Community Development District

Series 2007 A-1

\$3,600,000

**Amortization Schedule**

<b>Date</b>	<b>Principal</b>	<b>Int. Rate</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2015		-	89,987.50	89,987.50
05/01/2016	75,000.00	5.750%	89,987.50	164,987.50
11/01/2016		-	87,831.25	87,831.25
05/01/2017	75,000.00	5.750%	87,831.25	162,831.25
11/01/2017		-	85,675.00	85,675.00
05/01/2018	80,000.00	5.750%	85,675.00	165,675.00
11/01/2018		-	83,375.00	83,375.00
05/01/2019	85,000.00	5.750%	83,375.00	168,375.00
11/01/2019		-	80,931.25	80,931.25
05/01/2020	90,000.00	5.750%	80,931.25	170,931.25
11/01/2020		-	78,343.75	78,343.75
05/01/2021	95,000.00	5.750%	78,343.75	173,343.75
11/01/2021		-	75,612.50	75,612.50
05/01/2022	105,000.00	5.750%	75,612.50	180,612.50
11/01/2022		-	72,593.75	72,593.75
05/01/2023	110,000.00	5.750%	72,593.75	182,593.75
11/01/2023		-	69,431.25	69,431.25
05/01/2024	115,000.00	5.750%	69,431.25	184,431.25
11/01/2024		-	66,125.00	66,125.00
05/01/2025	120,000.00	5.750%	66,125.00	186,125.00
11/01/2025		-	62,675.00	62,675.00
05/01/2026	130,000.00	5.750%	62,675.00	192,675.00
11/01/2026		-	58,937.50	58,937.50
05/01/2027	135,000.00	5.750%	58,937.50	193,937.50
11/01/2027		-	55,056.25	55,056.25
05/01/2028	145,000.00	5.750%	55,056.25	200,056.25
11/01/2028		-	50,887.50	50,887.50
05/01/2029	155,000.00	5.750%	50,887.50	205,887.50

**Boynton Village**

Community Development District

Series 2007 A-1

\$3,600,000

**Amortization Schedule**

<b>Date</b>	<b>Principal</b>	<b>Int. Rate</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2029		-	46,431.25	46,431.25
05/01/2030	165,000.00	5.750%	46,431.25	211,431.25
11/01/2030		-	41,687.50	41,687.50
05/01/2031	175,000.00	5.750%	41,687.50	216,687.50
11/01/2031		-	36,656.25	36,656.25
05/01/2032	185,000.00	5.750%	36,656.25	221,656.25
11/01/2032		-	31,337.50	31,337.50
05/01/2033	195,000.00	5.750%	31,337.50	226,337.50
11/01/2033		-	25,731.25	25,731.25
05/01/2034	205,000.00	5.750%	25,731.25	230,731.25
11/01/2034		-	19,837.50	19,837.50
05/01/2035	215,000.00	5.750%	19,837.50	234,837.50
11/01/2035		-	13,656.25	13,656.25
05/01/2036	230,000.00	5.750%	13,656.25	243,656.25
11/01/2036		-	7,043.75	7,043.75
05/01/2037	245,000.00	5.750%	7,043.75	252,043.75
<b>Total</b>	<b>\$3,035,000.00</b>	<b>-</b>	<b>\$2,570,825.00</b>	<b>\$5,605,825.00</b>

**Boynton Village**

Community Development District

Series 2007 A-2

\$12,100,000

**Amortization Schedule**

<b>Date</b>	<b>Principal</b>	<b>Int. Rate</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2015	-	-	325,500.00	325,500.00
05/01/2016	225,000.00	6.000%	325,500.00	550,500.00
11/01/2016	-	-	318,750.00	318,750.00
05/01/2017	240,000.00	6.000%	318,750.00	558,750.00
11/01/2017	-	-	311,550.00	311,550.00
05/01/2018	255,000.00	6.000%	311,550.00	566,550.00
11/01/2018	-	-	303,900.00	303,900.00
05/01/2019	270,000.00	6.000%	303,900.00	573,900.00
11/01/2019	-	-	295,800.00	295,800.00
05/01/2020	285,000.00	6.000%	295,800.00	580,800.00
11/01/2020	-	-	287,250.00	287,250.00
05/01/2021	305,000.00	6.000%	287,250.00	592,250.00
11/01/2021	-	-	278,100.00	278,100.00
05/01/2022	325,000.00	6.000%	278,100.00	603,100.00
11/01/2022	-	-	268,350.00	268,350.00
05/01/2023	345,000.00	6.000%	268,350.00	613,350.00
11/01/2023	-	-	258,000.00	258,000.00
05/01/2024	365,000.00	6.000%	258,000.00	623,000.00
11/01/2024	-	-	247,050.00	247,050.00
05/01/2025	385,000.00	6.000%	247,050.00	632,050.00
11/01/2025	-	-	235,500.00	235,500.00
05/01/2026	410,000.00	6.000%	235,500.00	645,500.00
11/01/2026	-	-	223,200.00	223,200.00
05/01/2027	435,000.00	6.000%	223,200.00	658,200.00
11/01/2027	-	-	210,150.00	210,150.00
05/01/2028	465,000.00	6.000%	210,150.00	675,150.00
11/01/2028	-	-	196,200.00	196,200.00
05/01/2029	490,000.00	6.000%	196,200.00	686,200.00



**Boynton Village**

Community Development District

Series 2007 A-2

\$12,100,000

**Amortization Schedule**

<b>Date</b>	<b>Principal</b>	<b>Int. Rate</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2029	-	-	181,500.00	181,500.00
05/01/2030	520,000.00	6.000%	181,500.00	701,500.00
11/01/2030	-	-	165,900.00	165,900.00
05/01/2031	555,000.00	6.000%	165,900.00	720,900.00
11/01/2031	-	-	149,250.00	149,250.00
05/01/2032	590,000.00	6.000%	149,250.00	739,250.00
11/01/2032	-	-	131,550.00	131,550.00
05/01/2033	625,000.00	6.000%	131,550.00	756,550.00
11/01/2033	-	-	112,800.00	112,800.00
05/01/2034	665,000.00	6.000%	112,800.00	777,800.00
11/01/2034	-	-	92,850.00	92,850.00
05/01/2035	705,000.00	6.000%	92,850.00	797,850.00
11/01/2035	-	-	71,700.00	71,700.00
05/01/2036	750,000.00	6.000%	71,700.00	821,700.00
11/01/2036	-	-	49,200.00	49,200.00
05/01/2037	795,000.00	6.000%	49,200.00	844,200.00
11/01/2037	-	-	25,350.00	25,350.00
05/01/2038	845,000.00	6.000%	25,350.00	870,350.00
<b>Total</b>	<b>\$10,540,000.00</b>	<b>-</b>	<b>\$9,779,400.00</b>	<b>\$20,319,400.00</b>

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT SUMMARY - GENERAL FUND AND DEBT SERVICE FUND  
FISCAL YEAR 2016**

<b>On-Roll Units for DSF</b>
------------------------------

Number of Units	Unit Type	Projected Fiscal Year 2016			FY 15
		GF	DSF	GF & DSF	Assessment
466	TH	79.65	982.52	1,062.17	1,058.98
211	Condo #1	55.45	684.03	739.48	735.87
415	Condo #2	60.49	746.22	806.71	802.77
28	Condo #3	70.57	870.59	941.16	936.56
410,430	Comm	0.0504	0.6219	0.6723	0.6690

1 **MINUTES OF MEETING**  
2 **BOYNTON VILLAGE**  
3 **COMMUNITY DEVELOPMENT DISTRICT**  
4

5 A Regular Meeting of the Boynton Village Community Development District’s Board of  
6 Supervisors was held on **Tuesday, April 14, 2015 at 10:30 a.m., at 2300 Glades Road Blvd.,**  
7 **Suite 202E, Boca Raton, Florida 33431.**

8  
9 **Present and constituting a quorum were:**

10  
11 Adam Freedman Chair  
12 Jim Giolda Vice Chair  
13 Gary Einfalt Assistant Secretary  
14

15 **Also present were:**

16  
17 Craig Wrathell District Manager  
18 Rick Woodville Wrathell, Hunt and Associates, LLC  
19 Jeff Schnars District Engineer  
20 Dennis Lyles District Counsel  
21 Gary Stern Landowner/Property Manager  
22 John Markey Developer  
23 William “Bill” Horowitz Morguard  
24

25  
26 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

27  
28 Mr. Wrathell called the meeting to order at 10:30 a.m., and noted, for the record, that  
29 Supervisors Freedman, Giolda, and Einfalt were present, in person. Supervisors Oliveri and  
30 Smith were not present.  
31

32 **SECOND ORDER OF BUSINESS**

**Public Comments**

33  
34 There being no public comments, the next item followed.  
35

36 **THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly  
Elected Supervisor, Michael Smith [Seat  
2] (the following to be provided in a  
separate package)**

37  
38  
39  
40  
41 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**  
42 **Employees**

43 **B. Membership, Obligations and Responsibilities**

44 **C. Financial Disclosure Forms**

45 **i. Form 1: Statement of Financial Interests**

46 **ii. Form 1X: Amendment to Form 1, Statement of Financial Interests**

47 **iii. Form 1F: Final Statement of Financial Interests**

48 **D. Form 8B – Memorandum of Voting Conflict**

49 Mr. Wrathell indicated that the Oath of Office will be administered to Mr. Smith at a  
50 future meeting.

51

52 **FOURTH ORDER OF BUSINESS**

**Update: Land Swaps**

53

54 Mr. Markey reported that he is working on the agreements and must review some final  
55 agreements, which arrived late yesterday. He advised that one land swap is moving the park  
56 from the south side to the middle of Renaissance Commons Boulevard and swapping some lake  
57 area to enlarge the lake and dig a new lake. Mr. Schnars noted that, at some point, a permit  
58 modification must be completed, which the Master Association will execute; he will meet with  
59 Mr. Horowitz to obtain signatures for the re-plat and changing the entitlements to single-family  
60 apartments and condominiums.

61 Mr. Markey indicated that all documents are in the process of being completed and there  
62 were several iterations between the attorney for BR Cortina and Mr. Pawelczyk, District  
63 Counsel. Mr. Lyles advised that the most recent drafts were distributed on April 8, 2015 and  
64 were being finalized.

65

66 **FIFTH ORDER OF BUSINESS**

**Discussion: Developer Agreement**

67

68 Mr. Markey stated that he is working on the funding agreement for BR Osprey, to fund  
69 the District for construction of the lakes and related infrastructure.

70 Mr. Lyles advised that the draft funding agreement had several iterations; comments were  
71 received from Mr. Markey’s attorney, Mr. Jeff Margolis, on Friday, April 10, 2015. Other than  
72 some typographical errors, Mr. Lyles indicated that the agreement is substantially complete, as  
73 the fundamentals were established, and it is ready for execution.

74 Mr. Markey reported that Mr. Margolis consulted with him regarding some deleted items,  
75 which he agreed with. Mr. Margolis will provide the final document to Mr. Lyles.

76 Mr. Markey reported that, at a certain point, there will be separate funding agreements for  
77 the traffic light at Renaissance Commons Boulevard, in Old Boynton, and for the greenway  
78 construction. He did not believe that the engineer should commit to a number because he did not  
79 know the amount of traffic, ownership of the traffic signal or the value of the greenway. Mr.  
80 Markey felt that, the funding agreements should be placed on hold until the design was further  
81 along. This direction was provided to Mr. Margolis.

82

83 **SIXTH ORDER OF BUSINESS** **Discussion: CDD Boundary Expansion**

84

85 Mr. Wrathell recalled that Mr. Lyles was working on a petition for the boundary  
86 expansion.

87 Mr. Lyles reported that the petition was substantially complete; however, two exhibits  
88 from the developer were pending. He advised that Mr. Knight is working with the developer on  
89 the exhibits but the petition is ready for execution and to be filed.

90 Mr. Wrathell asked if Board action was required to proceed with filing the petition.

91 Mr. Lyles indicated that authorization for Staff to file the petition to expand the District’s  
92 boundaries was appropriate, as the petition is in final form and ready for execution, other than  
93 attaching the exhibits.

94

**On MOTION by Mr. Freedman and seconded by Mr. Gielda,  
with all in favor, authorization for Staff to file the petition to  
expand the boundaries of the District, was approved.**

95

96

97

98

99

100

**SEVENTH ORDER OF BUSINESS**

**Discussion: Potential Land Dedications to  
CDD**

101

102

103 Mr. Wrathell reported that this item was part of the land swap. Mr. Markey agreed.

104

**EIGHTH ORDER OF BUSINESS**

**Approval of February 10, 2015 Regular  
Meeting Minutes**

105

106

107

108 Mr. Wrathell presented the February 10, 2015 Regular Meeting Minutes and asked for  
109 any additions, deletions or corrections.

110

**On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with all in favor, the February 10, 2015 Regular Meeting Minutes, as presented, were approved.**

111  
112  
113  
114  
115

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

119

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being no report, the next item followed.

**B. Engineer**

Mr. Schnars reported that he is working with Mr. Lyles on the petition to expand the District’s boundaries.

**C. Manager**

Mr. Wrathell reported that Mr. Michal Szymonowicz is working with Mr. Freedman on preparation of an updated Assessment Methodology. When the report is completed, it will be presented to the Board.

**i. Approval of Unaudited Financial Statements as of February 28, 2015**

Mr. Wrathell presented the Unaudited Financial Statements as of February 28, 2015. On Page 2, he noted that assessment collections were at 100%.

Mr. Wrathell reported that the “Debt Service” fund activity, on Page 3, corresponded to the 100% debt service assessment collections and the District would have sufficient funds to make the May 1 payment. On Page 4, he indicated that there was \$191 in the “Capital projects” fund.

**On MOTION by Mr. Freedman and seconded by Mr. Giolda, with all in favor, the Unaudited Financial Statements as of February 28, 2015, were approved.**

138  
139  
140  
141  
142

- 143           ii.     **UPCOMING MEETINGS:**
- 144                 **A.     April 28, 2015 at 10:30 A.M.**
- 145                 **B.     May 12, 2015 at 10:30 A.M.**
- 146                 **C.     May 26, 2015 at 10:30 A.M.**

147           The next meetings are scheduled for April 28, May 12 and May 26, 2015 at 10:30 a.m., at  
148 this location.

149

150   **ELEVENTH ORDER OF BUSINESS                           Supervisors' Requests**

151

152           There being no Supervisors' requests, the next item followed.

153

154   **TWELFTH ORDER OF BUSINESS                           Adjournment**

155

156           There being nothing further to discuss, the meeting adjourned.

157

158                           **On MOTION by Mr. Einfalt and seconded by Mr. Freedman,**  
159                           **with all in favor, the meeting adjourned at 10:44 a.m.**

160

161

162

163

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

164

165

166

167

168

169

170

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

\_\_\_\_\_

Chair/Vice Chair



**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
APRIL 30, 2015**

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
APRIL 30, 2015**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash - SunTrust	\$ 113,353	\$ -	\$ -	\$ 113,353
Investments - US Bank				
Revenue account - (A-1) 1950 Congress	-	360,770	-	360,770
Revenue account - (A-2) SFL Devco / WR1 & WR2	-	1,066,984	-	1,066,984
Reserve account - (A-1) 1950 Congress	-	231,215	-	231,215
Reserve account - (A-2) SFL Devco	-	811,846	-	811,846
Sinking fund - (A-2) SFL Devco / WR1 & WR2	-	98	-	98
Construction account	-	-	191	191
Due from other funds				
General	-	2,058	-	2,058
Total assets	<u>\$ 113,353</u>	<u>\$2,472,971</u>	<u>\$ 191</u>	<u>\$ 2,586,515</u>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>Liabilities:</b>				
Accounts payable	\$ 2,250	\$ -	\$ -	\$ 2,250
Due to other funds				
Debt service	2,058	-	-	2,058
Total liabilities	<u>4,308</u>	<u>-</u>	<u>-</u>	<u>4,308</u>
<b>Fund balances:</b>				
Restricted for:				
Debt service	-	2,472,971	-	2,472,971
Capital projects	-	-	191	191
Unassigned	109,045	-	-	109,045
Total fund balances	<u>109,045</u>	<u>2,472,971</u>	<u>191</u>	<u>2,582,207</u>
Total liabilities and fund balances	<u>\$ 113,353</u>	<u>\$2,472,971</u>	<u>\$ 191</u>	<u>\$ 2,586,515</u>

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED APRIL 30, 2015**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 28	\$ 90,104	\$ 90,092	100%
Interest and miscellaneous	6	182	-	N/A
Total revenues	<u>34</u>	<u>90,286</u>	<u>90,092</u>	100%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management	3,320	23,241	39,842	58%
Legal	-	3,576	9,000	40%
Engineering	-	-	3,000	0%
Audit	-	5,900	5,700	104%
Assessment roll preparation	917	6,417	11,000	58%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	-	-	5,000	0%
Trustee	-	5,762	7,000	82%
Postage	-	-	750	0%
Legal advertising	-	949	1,000	95%
Annual district filing fee	-	175	175	100%
Insurance	-	5,665	5,665	100%
Office supplies	-	-	500	0%
Other current charges	44	309	750	41%
Website	-	-	500	0%
Total professional & administrative	<u>4,281</u>	<u>51,994</u>	<u>91,082</u>	57%
<b>Other fees and charges</b>				
Tax collector	-	901	938	96%
Property appraiser	-	-	72	0%
Total other fees and charges	<u>-</u>	<u>901</u>	<u>1,010</u>	89%
Total expenditures	<u>4,281</u>	<u>52,895</u>	<u>92,092</u>	57%
Excess/(deficiency) of revenues over/(under) expenditures	(4,247)	37,391	(2,000)	
Fund balances - beginning	113,292	71,654	67,564	
Fund balances - ending	<u>\$109,045</u>	<u>\$109,045</u>	<u>\$65,564</u>	

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND - SERIES 2007  
FOR THE PERIOD ENDED APRIL 30, 2015**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ -	\$ 1,140,471	\$ 1,140,397	100%
Total revenues	<u>-</u>	<u>1,140,471</u>	<u>1,140,397</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	280,000	0%
Interest	-	423,800	847,600	50%
Total debt service	<u>-</u>	<u>423,800</u>	<u>1,127,600</u>	38%
<b>Other fees and charges</b>				
Tax collector	-	11,405	11,879	96%
Property appraiser	-	-	918	0%
Total other fees and charges	<u>-</u>	<u>11,405</u>	<u>12,797</u>	89%
Total expenditures	<u>-</u>	<u>435,205</u>	<u>1,140,397</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	-	705,266	-	
Fund balances - beginning	<u>2,472,971</u>	<u>1,767,705</u>	<u>1,759,874</u>	
Fund balances - ending	<u><u>\$ 2,472,971</u></u>	<u><u>\$ 2,472,971</u></u>	<u><u>\$ 1,759,874</u></u>	

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND - SERIES 2007  
FOR THE PERIOD ENDED APRIL 30, 2015**

	Current Month	Year to Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>	 <u>-</u>	 <u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 191	 191
Fund balances - ending	<u><u>\$ 191</u></u>	<u><u>\$ 191</u></u>



# Palm Beach County

---

SUSAN BUCHER  
Supervisor of Elections

240 SOUTH MILITARY TRAIL  
WEST PALM BEACH, FL 33415  
POST OFFICE BOX 22309  
WEST PALM BEACH, FL 33416

TELEPHONE: (561) 656-6200  
FAX NUMBER: (561) 656-6287  
WEBSITE: [www.pbcelections.org](http://www.pbcelections.org)

April 16, 2015

Dennis Lyles  
Sun Trust Center, Sixth Floor  
515 East Las Olas Blvd.  
Fort Lauderdale, FL 33301

RE: Boynton Village Community Development District

Mr. Lyles:

In accordance with the requirements of Chapter 190(3)(a)(2)(d), we certify that, as of April 15th, 2015, the number of registered voters within the Boynton Village Community Development District boundaries is 0.

Should you have any questions or require additional information, please do not hesitate to contact us.

*Charmaine A. Kelly*

Charmaine A. Kelly  
Chief Deputy

CAK/ams

cc: J. Bradley