

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

August 9, 2016

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

August 2, 2016

ATTENDEES:

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

Board of Supervisors
Boynton Village Community Development District

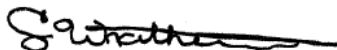
Dear Board Members:

A Regular Meeting of the Boynton Village Community Development District's Board of Supervisors will be held on **Tuesday, August 9, 2016 at 10:15 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. Consideration of Operation and Maintenance Special Assessment Methodology Report
4. Continued Discussion: Fiscal Year 2017 Proposed Budget
5. Other Business
6. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. **NEXT MEETING DATE: August 23, 2016 at 10:15 A.M.**
7. Supervisors' Requests
8. 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

BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT

Operation and Maintenance
Special Assessment
Methodology Report

June 27, 2016



Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com



1.0 Introduction

This Operation and Maintenance Special Assessment Methodology Report (the "Report") was developed to provide a formal methodology for apportioning special assessments for administrative as well as Greenway operation and maintenance services (the "O&M Assessments") provided by the Boynton Village Community Development District (the "District"). This Report addresses the effects of a revised plan of development, the addition of the Greenway, and a recent expansion of the District's boundaries by approximately +/- 4.994 acres on the apportionment of O&M Assessments to the parcels of land within the District.

2.0 Development Program for the District

The District serves the Boynton Village Development (the "Development"), a master planned, mixed-use community located in the City of Boynton Beach, Florida (the "City"). The District is generally located West of the Lake Worth Drainage District Canal E-4, East of North Congress Avenue, North of Old Boynton Road and South of South Florida Water Management District Canal C-16, and originally encompassed an area of approximately +/- 101.184 acres, however, was recently expanded by approximately +/- 4.994 acres for a current total area of approximately +/- 106.178 acres.

The District was initially envisioned by its master developers, 1950 Congress Avenue, LLC, South Florida Devco, Inc., WR 2, LLC and WR 1, LLC (the "Original Developers"), to be developed with a total of 466 townhouse units, 654 condominium units, and 410,430 square feet of commercial uses. The development of the community was planned to be conducted in two phases, with Phase I consisting of 410,430 square feet of commercial uses, 8 townhouse units, and 8 condominium units and Phase II consisting of 458 townhouse units, and 646 condominium units.

As of the time of this writing, all initially planned commercial uses in Phase I have been constructed. Phase I was also originally planned for 8 townhouse units and 8 condominium units, however, none were developed, and the land was recently approved by the City of Boynton Beach for 12,000 square feet of commercial uses and 8 condominium units. With regard to Phase II, no development has taken place, and the land in Phase II was replatted and combined with two additional parcels of approximately +/- 4.994 acres.



The development of Phase I of Boynton Village began in 2006 and, with the exception of the originally planned 8 townhouse and 8 condominium units now anticipated to be replaced by 12,000 square feet of commercial uses and 8 condominium units, was largely completed by 2008. The development of Phase II was projected to begin in 2007, however, was suspended indefinitely in 2008 due to the real estate crisis. Subsequently, South Florida Devco, Inc., WR 2, LLC and WR 1, LLC sold their land holdings within Phase II of the District to a new owner, who has petitioned the City to replat all land in Phase II and combine it with two additional parcels of land with a total area of approximately +/- 4.994 acres for a total of 45.8441 acres to develop a total of 115 Single-Family units, 350 4-Story Multi-Family units, and 643 6-Story Multi-Family units, although the unit numbers and land use types may change throughout the development period. Table 1 in the *Appendix* illustrates the original and revised development plans.

3.0 Administration, Operation and Maintenance Benefit Allocation and Assessment Apportionment

The establishment and continued existence of the District allowed for the planning, funding through the bonds issued by the District, and installation of public infrastructure improvements, which made the land in the District developable. Consequently, all activities of the District that support the continued existence of the District as a government entity and payment of debt service on the bonds provide a special and peculiar benefit to the landowners within the District, as these benefits would not be possible without the initial establishment and continued existence of the District. The existence of the District and its continued administration services, therefore, have a logical connection to the special and peculiar benefits received by landowners within the District.

Further, once the improvements are constructed, their continued operation and maintenance is in the interest of the landowners of the District, for whose special benefit such improvements were constructed and are operated and maintained, as the proper operation and maintenance of improvements within the District enhances the value of the land within the District and provides other special benefits to the landowners. The existence of the District and its continued operation and maintenance services, therefore, have a logical connection to the special and peculiar benefits received by landowners within the District. Please note that at present time the only operations and maintenance funded by the District will be those within and benefitting only the parcels within Phase 2 of the



District, and consequently only parcels located within Phase 2 will be assessed for the costs of providing same.

As the property owners within the District benefit from the continued existence of the District, it is proposed that the annual operating budget of the District be funded by the properties within the District through the levy of special assessments.

The benefit associated with the administration services of the District is proposed to be allocated to the different product types within the District in proportion to the intensity of use of such administration services as measured by a standard unit called an Equivalent Assessment Unit ("EAU"). Table 2 in the *Appendix* illustrates the EAU weights that are proposed to be assigned to the land uses within the District based on the relative intensity of use of administration services. Table 2 in the *Appendix* additionally presents a numerical example of the apportionment of the assessment associated with administration services (the "Administration Assessment") in accordance with the EAU benefit allocation method.

The benefit associated with the operations and maintenance services contemplated at this time to be provided by the District is proposed to be allocated to the different product types located within Phase of the District in proportion to the intensity of use of such operations and maintenance services as measured by a standard unit called an Equivalent Residential Unit ("ERU"). As at present time the only operations and maintenance services contemplated to be funded by the District will be those related to the Greenway Tract, and will be only within and benefitting only the parcels within Phase 2 of the District. Only those parcels located within Phase 2 of the District will be assessed for these services, referred to as Greenway. Table 3 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the land uses within the District based on the relative intensity of use of operations and maintenance services. Table 2 in the *Appendix* additionally presents a numerical example of the apportionment of the assessment associated with operations and maintenance services for the Greenway (the "Operations and Maintenance Assessment-Greenway") in accordance with the ERU benefit allocation method.

The District annually adopts a budget that funds the administration and will beginning in its Fiscal Year 2017 fund its planned operations and maintenance services related to the Greenway expenses. The methodology outlined in this Report will be applied each year to apportion



the special assessments that will fund the provision of services approved in the District’s annual operating budgets.

4.0 Appendix

Table 1

Boynton Village Community Development District

Original Development Plan

Unit Type	Number of Sq. Ft./Units
Commercial	410,430
Townhome	466
Condo #1	211
Condo #2	415
Condo #3	28

Revised Development Plan

Unit Type	Number of Sq. Ft./Units
Commercial	422,430
Condo	8
SF	115
4-Story MF #1	152
4-Story MF #2	142
4-Story MF #3	56
6-Story MF #1	293
6-Story MF #2	278
6-Story MF #3	72



Table 2

Boynton Village
Community Development District

Equivalent Assessment Unit Benefit Allocation for Administration Assessment

Unit Type	EAU per Sq. Ft./Unit	Total Administration Assessment*	Administration Assessment per Sq. Ft./ Unit*
Commercial	0.0000005218	\$22,042.40	\$0.05218
Condo	0.0006985448	\$558.84	\$69.85
SF	0.0006985448	\$8,033.27	\$69.85
4-Story MF #1	0.0006985448	\$10,617.88	\$69.85
4-Story MF #2	0.0006985448	\$9,919.34	\$69.85
4-Story MF #3	0.0006985448	\$3,911.85	\$69.85
6-Story MF #1	0.0006985448	\$20,467.36	\$69.85
6-Story MF #2	0.0006985448	\$19,419.55	\$69.85
6-Story MF #3	0.0006985448	\$5,029.52	\$69.85
Total		\$100,000.00	

* For illustrative purposes only - assumes annual total assessment amount of \$100,000



Table 3

Boynton Village
Community Development District

Equivalent Residential Unit Benefit Allocation for Operation and Maintenance-Greenway

Unit Type	ERU per Sq. Ft./Unit	Total Operations and Maintenance Allocation-Greenway*	Operations and Maintenance Assessment-Greenway per Sq. Ft./ Unit* **
Commercial	0.0000000000	\$0.00	\$0.00
Condo	0.0000000000	\$0.00	\$0.00
SF	0.0039782609	\$91,500.00	\$837.53
4-Story MF #1	0.0008226357	\$25,008.13	\$173.19
4-Story MF #2	0.0009272415	\$26,333.66	\$195.21
4-Story MF #3	0.0011319836	\$12,678.22	\$238.31
6-Story MF #1	0.0003184061	\$18,658.60	\$67.03
6-Story MF #2	0.0003550406	\$19,740.26	\$74.75
6-Story MF #3	0.0004223015	\$6,081.14	\$88.91
Total		\$200,000.00	

* For illustrative purposes only - assumes annual total allocation amount of \$200,000

** Includes costs of collection and early payment discount

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2017
PREPARED JULY 1, 2016**

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1
Definitions of General Fund Expenditures	2 - 3
Special Revenue Fund Budget (Greenway)	4
Definitions of Special Revenue Fund (Greenway) Expenditures	5
Debt Service Fund Budget - Series 2007 A-1/A-2 Bonds	6
Debt Service Fund - Amortization Schedule - Series 2007 A-1 Bonds	7
Debt Service Fund - Amortization Schedule - Series 2007 A-2 Bonds	8
Assessment Summary - General Fund and Debt Service Fund	9

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2017**

	Fiscal Year 2016			Total Revenue and Expenditures	Budget Fiscal Year 2017
	Budget Fiscal Year 2016	Actual through 02/29/16	Projected through 9/30/2016		
REVENUES					
Assessment levy: on-roll - gross	\$ 96,794				\$ 333,039
Allowable discounts (4%)	(3,872)				(13,322)
Assessment levy: on-roll - net	92,922	\$ 92,591	\$ 331	\$ 92,922	319,717
Interest and miscellaneous	-	23,742	-	23,742	-
Total revenues	92,922	116,333	331	116,664	319,717
EXPENDITURES					
Professional & administrative					
Supervisors	5,000	6,800	9,800	16,600	8,000
Management/accounting/recording	40,440	16,850	23,590	40,440	41,047
Legal	9,000	21,104	10,000	31,104	15,000
Engineering	28,000	2,723	5,000	7,723	7,500
Audit	5,900	-	5,900	5,900	5,900
Assessment roll preparation	11,000	4,582	6,418	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	4,337	2,663	7,000	7,000
Postage	750	6	744	750	750
Legal advertising	1,000	13,877	500	14,377	4,000
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	242	8,008	8,250	750
Website	500	1,337	-	1,337	600
Stormwater pond modification	-	-	-	-	50,000
Audace Avenue acquisition	-	-	-	-	150,000
Total professional & admin	121,880	77,698	79,323	157,021	314,087
Other fees and charges					
Tax collector	968	927	41	968	3,330
Information system services	-	-	-	-	2,030
Property appraiser	74	-	74	74	270
Total other fees & charges	1,042	927	115	1,042	5,630
Total expenditures	122,922	78,625	79,438	158,063	319,717
Excess/(deficiency) of revenues over/(under) expenditures	(30,000)	37,708	(79,107)	(41,399)	-
Fund balance - beginning (unaudited)	69,671	65,409	103,117	65,409	24,010
Fund balance - ending (projected)	\$ 39,671	\$103,117	\$ 24,010	\$ 24,010	\$ 24,010

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

EXPENDITURES

Professional Services

Supervisors	\$ 8,000
<p>Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors', not to exceed \$4,800 for each fiscal year.</p>	
Management/accounting/recording	41,047
<p>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.</p>	
Legal	15,000
<p>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.</p>	
Engineering	7,500
<p>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.</p>	
Audit	5,900
<p>Pursuant to Florida Statute 218.39, the District is required to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,200
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	5,000
<p>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.</p>	
Trustee	7,000
<p>Annual fees paid to U.S. Bank for trustee, paying agent and registrar services.</p>	
Assessment roll preparation	11,000
<p>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.</p>	
Postage	750
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Legal advertising	4,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	

**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	600
Stormwater pond modification	50,000
Audace Avenue acquisition	150,000
Other fees & charges	
Tax collector	3,330
The tax collector's fees are 1% of the on-roll assessment	
Information system services	2,030
The Palm Beach County ISS fee is based on total amount levied on-roll and for amounts up \$1,450,000 it is \$2,030.	
Property appraiser	270
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	<u><u>\$319,717</u></u>

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET (GREENWAY)
FISCAL YEAR 2017**

	Fiscal Year 2016			Budget Fiscal Year 2017
	Budget Fiscal Year 2016	Actual through 02/29/16	Projected through 9/30/2016	
REVENUES				
Assessment levy: on-roll - gross	\$ -			\$ 139,593
Allowable discounts (4%)	-			(5,584)
Assessment levy: on-roll - net	-	\$ -	\$ -	134,009
Total revenues	-	-	-	134,009
EXPENDITURES				
Professional & administrative				
Landscape maintenance	-	-	-	100,000
Property maintenance	-	-	-	17,500
Field management	-	-	-	5,000
Electric	-	-	-	7,500
Property insurance	-	-	-	2,500
Total professional & admin	-	-	-	132,500
Other fees and charges				
Tax collector	-	-	-	1,396
Information system services	-	-	-	-
Property appraiser	-	-	-	113
Total other fees & charges	-	-	-	1,509
Total expenditures	-	-	-	134,009
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	-
Fund balance - beginning (unaudited)	-	-	-	-
Fund balance - ending (projected)	\$ -	\$ -	\$ -	\$ -

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND (GREENWAY) EXPENDITURES**

EXPENDITURES

Professional Services

Landscape maintenance	\$ 100,000
Maintain the greenway landscape and irrigation, trim trees, mulch, etc.	
Property maintenance	17,500
Includes walking the grounds five times per week to pick up trash, empty trash cans, replace bags, etc.	
Field management	5,000
Electric	7,500
This is for the greenway lighting.	
Property insurance	2,500
Tax collector	1,396
Property appraiser	113
Total expenditures and other uses	<u><u>\$ 134,009</u></u>

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2007 A-1/A-2 BONDS
FISCAL YEAR 2017**

	Fiscal Year 2016				Budget Fiscal Year 2017
	Budget Fiscal Year 2016	Actual Through 02/29/2016	Projected Through 9/30/2016	Total Revenue and Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 1,191,465				\$ 751,550
Allowable discounts (4%)	(47,659)				(30,062)
Assessment levy: on-roll - net	1,143,806	\$ 1,141,942	\$ 1,864	\$ 1,143,806	721,488
Assessment prepayments	-	-	2,580,125	2,580,125	-
Interest	-	5	-	5	-
Total revenues	1,143,806	1,141,947	2,581,989	3,723,936	721,488
EXPENDITURES					
Debt service					
Principal	300,000	-	300,000	300,000	255,000
Principal prepayment	-	-	2,580,000	2,580,000	-
Interest	830,975	415,487	415,488	830,975	658,363
Property appraiser	916	-	916	916	609
Tax collector	11,915	11,418	497	11,915	7,516
Total expenditures	1,143,806	426,905	3,296,901	3,723,806	921,488
Excess/(deficiency) of revenues over/(under) expenditures	-	715,042	(714,912)	130	(200,000)
Fund balance - beginning (unaudited)	1,767,705	1,774,374	2,489,416	1,774,374	1,774,504
Fund balance - ending (projected)	<u>\$1,767,705</u>	<u>\$ 2,489,416</u>	<u>\$1,774,504</u>	<u>\$ 1,774,504</u>	<u>1,574,504</u>
Use of fund balance					
Debt service reserve balance (required)					(795,728)
Interest expense - November 1, 2017					(321,625)
Projected fund balance surplus/(deficit) as of September 30, 2017					<u>\$ 457,151</u>

Boynton Village

Community Development District

Series 2007 A-1

\$3,600,000

Amortization Schedule

Date	Principal	Int. Rate	Interest	Total P+I
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
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
Total	\$3,055,000.00		\$2,299,712.50	\$5,354,712.50

Boynton Village

Community Development District

Series 2007 A-2

\$12,100,000

Amortization Schedule

Date	Principal	Int. Rate	Interest	Total P+I
11/01/2016	-	-	241,350.00	241,350.00
05/01/2017	180,000.00	6.000%	241,350.00	421,350.00
11/01/2017	-	-	235,950.00	235,950.00
05/01/2018	195,000.00	6.000%	235,950.00	430,950.00
11/01/2018	-	-	230,100.00	230,100.00
05/01/2019	205,000.00	6.000%	230,100.00	435,100.00
11/01/2019	-	-	223,950.00	223,950.00
05/01/2020	215,000.00	6.000%	223,950.00	438,950.00
11/01/2020	-	-	217,500.00	217,500.00
05/01/2021	230,000.00	6.000%	217,500.00	447,500.00
11/01/2021	-	-	210,600.00	210,600.00
05/01/2022	245,000.00	6.000%	210,600.00	455,600.00
11/01/2022	-	-	203,250.00	203,250.00
05/01/2023	260,000.00	6.000%	203,250.00	463,250.00
11/01/2023	-	-	195,450.00	195,450.00
05/01/2024	275,000.00	6.000%	195,450.00	470,450.00
11/01/2024	-	-	187,200.00	187,200.00
05/01/2025	295,000.00	6.000%	187,200.00	482,200.00
11/01/2025	-	-	178,350.00	178,350.00
05/01/2026	310,000.00	6.000%	178,350.00	488,350.00
11/01/2026	-	-	169,050.00	169,050.00
05/01/2027	330,000.00	6.000%	169,050.00	499,050.00
11/01/2027	-	-	159,150.00	159,150.00
05/01/2028	350,000.00	6.000%	159,150.00	509,150.00
11/01/2028	-	-	148,650.00	148,650.00
05/01/2029	375,000.00	6.000%	148,650.00	523,650.00
11/01/2029	-	-	137,400.00	137,400.00
05/01/2030	395,000.00	6.000%	137,400.00	532,400.00
11/01/2030	-	-	125,550.00	125,550.00
05/01/2031	420,000.00	6.000%	125,550.00	545,550.00
11/01/2031	-	-	112,950.00	112,950.00
05/01/2032	445,000.00	6.000%	112,950.00	557,950.00
11/01/2032	-	-	99,600.00	99,600.00
05/01/2033	475,000.00	6.000%	99,600.00	574,600.00
11/01/2033	-	-	85,350.00	85,350.00
05/01/2034	505,000.00	6.000%	85,350.00	590,350.00
11/01/2034	-	-	70,200.00	70,200.00
05/01/2035	535,000.00	6.000%	70,200.00	605,200.00
11/01/2035	-	-	54,150.00	54,150.00
05/01/2036	565,000.00	6.000%	54,150.00	619,150.00
11/01/2036	-	-	37,200.00	37,200.00
05/01/2037	600,000.00	6.000%	37,200.00	637,200.00
11/01/2037	-	-	19,200.00	19,200.00
05/01/2038	640,000.00	6.000%	19,200.00	659,200.00
Total	\$8,045,000.00		\$6,684,300.00	\$14,729,300.00

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT SUMMARY - GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2017**

Number of Units	Unit Type	Projected Fiscal Year 2017				FY 16 Assessment
		GF	SRF	DSF	GF, SRF & DSF	
422,430	Comm	\$ 0.1738	\$ -	\$ 0.4757	\$ 0.6495	\$ 0.6724
8	Condo #3	232.64	-	661.37	894.01	941.32
115	SF	232.64	555.34	1,326.60	2,114.58	n/a
152	4-Story MF #1	232.64	114.83	-	347.47	n/a
142	4-Story MF #2	232.64	129.44	-	362.08	n/a
56	4-Story MF #3	232.64	158.02	-	390.66	n/a
293	6-Story MF #1	232.64	44.45	562.27	839.36	n/a
278	6-Story MF #2	232.64	49.56	626.97	909.17	n/a
72	6-Story MF #3	232.64	58.95	745.74	1,037.33	n/a