

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

July 25, 2017

Boynton Village Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

July 17, 2017

Board of Supervisors
Boynton Village Community Development District


Dear Board Members:

The Board of Supervisors of the Boynton Village Community Development District will hold a Regular Meeting on **Tuesday, July 25, 2017 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. Continued Discussion: Developer Land Transactions
4. Approval of Unaudited Financial Statements as of May 31, 2017
5. Approval of **June 27, 2017** Regular Meeting Minutes
6. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Update: Master Association Maintenance Punch List
7. Supervisors' Requests
8. **UPCOMING MEETINGS**
 - A. August 8, 2017 at 10:15 A.M.
 - B. August 22, 2017 at 10:15 A.M.
9. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 561-346-5294.

Sincerely,


Cindy Carbone
District Manager

ATTENDEES:

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

FOR BOARD MEMBERS AND STAFF
TO ATTEND BY TELEPHONE:

Call-in number: 1-888-354-0094
Conference ID: 8518503

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2017**

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
MAY 31, 2017**

	Major Funds					Total Governmental Funds
	General	Special Revenue	Debt Service	Capital Projects	Capital Projects Resident	
ASSETS						
Cash - SunTrust	\$100,083	\$ -	\$ -	\$ -	\$ -	\$ 100,083
Investments - US Bank						
Revenue account - (A-1) 1950 Congress	-	-	148,670	-	-	148,670
Revenue account - (A-2) SFL Devco / WR1 & WR2	-	-	218,800	-	-	218,800
Reserve account - (A-1) 1950 Congress	-	-	231,217	-	-	231,217
Reserve account - (A-2) SFL Devco	-	-	162,229	-	-	162,229
Prepayment A-2 - US Bank	-	-	3,765	-	-	3,765
Construction account	-	-	-	191	-	191
Due from other funds						
General	-	50,602	154	-	4,248	55,004
Debt service	100	-	-	-	-	100
Utility Deposits	-	1,500	-	-	-	1,500
Total assets	<u>\$100,183</u>	<u>\$52,102</u>	<u>\$ 764,835</u>	<u>\$ 191</u>	<u>\$ 4,248</u>	<u>\$ 921,559</u>
LIABILITIES						
Liabilities:						
Accounts payable	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Due to other funds						
General	-	-	100	-	-	100
Debt service	154	-	-	-	-	154
Capital projects	4,248	-	-	-	-	4,248
Special revenue	50,602	-	-	-	-	50,602
Due to developer	96	-	-	-	4,248	4,344
Total liabilities	<u>61,100</u>	<u>-</u>	<u>100</u>	<u>-</u>	<u>4,248</u>	<u>65,448</u>
FUND BALANCES						
Restricted for:						
Debt service	-	-	764,735	-	-	764,735
Capital projects	-	-	-	191	-	191
Unassigned	39,083	52,102	-	-	-	91,185
Total fund balances	<u>39,083</u>	<u>52,102</u>	<u>764,735</u>	<u>191</u>	<u>-</u>	<u>856,111</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 100,183</u>	<u>\$52,102</u>	<u>\$ 764,835</u>	<u>\$ 191</u>	<u>\$ 4,248</u>	<u>\$ 921,559</u>

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2017**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 73,700	\$ 73,836	100%
Assessment levy: off-roll	-	243,095	243,095	100%
Interest and miscellaneous	5	63	-	N/A
Total revenues	<u>5</u>	<u>316,858</u>	<u>316,931</u>	100%
EXPENDITURES				
Professional & administrative				
Supervisors	1,000	13,600	8,000	170%
Management	3,421	27,365	41,047	67%
Legal	7,951	26,794	15,000	179%
Engineering	788	8,270	7,500	110%
Audit	-	6,000	5,900	102%
Assessment roll preparation	917	7,333	11,000	67%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	-	-	5,000	0%
Trustee	4,337	4,337	7,000	62%
Postage	25	27	750	4%
Legal advertising	-	1,125	4,000	28%
Annual district filing fee	-	175	175	100%
Insurance	-	5,778	5,665	102%
Office supplies	-	-	500	0%
Other current charges	54	493	750	66%
Website	-	614	600	102%
Stormwater pond modification	-	46,047	50,000	92%
Audace avenue acquisition	-	150,000	150,000	100%
Repairs and maintenance	-	5,500	-	N/A
Warranty bond - water & sewer	5,205	5,205	-	N/A
Total professional & administrative	<u>23,698</u>	<u>308,663</u>	<u>314,087</u>	98%
Other fees and charges				
Tax collector	-	737	769	96%
Information systems services	-	420	2,030	21%
Property appraiser	150	150	45	333%
Total other fees and charges	<u>150</u>	<u>1,307</u>	<u>2,844</u>	46%
Total expenditures	<u>23,848</u>	<u>309,970</u>	<u>316,931</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	(23,843)	6,888	-	
Fund balances - beginning	62,926	32,195	24,010	
Fund balances - ending	<u>\$ 39,083</u>	<u>\$ 39,083</u>	<u>\$ 24,010</u>	

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND - SERIES 2007
FOR THE PERIOD ENDED MAY 31, 2017**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>
REVENUES				
Off- roll assessment levy	\$ -	\$ 107,501	\$ 107,500	100%
Developer contribution	-	10,317	-	N/A
Total revenues	<u>-</u>	<u>117,818</u>	<u>107,500</u>	N/A
EXPENDITURES				
Landscape maintenance	6,400	46,322	85,000	54%
Property maintenance	833	7,123	10,000	71%
Field management	417	2,917	5,000	58%
Electric	418	1,491	5,000	30%
Property insurance	-	2,006	2,500	80%
Total expenditures	<u>8,068</u>	<u>59,859</u>	<u>107,500</u>	56%
Excess/(deficiency) of revenues over/(under) expenditures	(8,068)	57,959	-	
Fund balances - beginning	60,170	(5,857)	-	
Fund balances - ending	<u>\$ 52,102</u>	<u>\$ 52,102</u>	<u>\$ -</u>	

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2007
FOR THE PERIOD ENDED MAY 31, 2017**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 198,255	\$ 197,960	100%
Off- roll assessment levy	-	214,143	517,587	41%
Interest	1,981	5,386	-	N/A
Prepayment revenue	-	5,144,602	-	N/A
Total revenues	<u>1,981</u>	<u>5,562,386</u>	<u>715,547</u>	777%
EXPENDITURES				
Debt service				
Principal	125,000	125,000	255,000	49%
Principal prepayments	5,795,000	5,795,000	-	N/A
Interest	329,182	658,363	658,363	100%
Total debt service	<u>6,249,182</u>	<u>6,578,363</u>	<u>913,363</u>	720%
Other fees and charges				
Tax collector	-	1,983	2,062	96%
Property appraiser	-	-	122	0%
Total other fees and charges	<u>-</u>	<u>1,983</u>	<u>2,184</u>	91%
Total expenditures	<u>6,249,182</u>	<u>6,580,346</u>	<u>915,547</u>	719%
Excess/(deficiency) of revenues over/(under) expenditures	(6,247,201)	(1,017,960)	(200,000)	
Fund balances - beginning	7,011,936	1,782,695	1,774,504	
Fund balances - ending	<u>\$ 764,735</u>	<u>\$ 764,735</u>	<u>\$ 1,574,504</u>	

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND - SERIES 2007
FOR THE PERIOD ENDED MAY 31, 2017**

	Current Month	Year to Date
REVENUES		
Developer contributions	\$ -	\$ -
Total revenues	-	-
EXPENDITURES		
Capital outlay	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	191	191
Fund balances - ending	\$ 191	\$ 191

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND - RESIDENT
FOR THE PERIOD ENDED MAY 31, 2017**

	Current Month	Year to Date
REVENUES		
Developer contribution	\$ -	\$ 240,121
Total revenues	-	240,121
EXPENDITURES		
Capital outlay	5,325	240,121
Total expenditures	5,325	240,121
Excess/(deficiency) of revenues over/(under) expenditures	(5,325)	-
Fund balances - beginning	5,325	-
Fund balances - ending	\$ -	\$ -

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

5 A Regular Meeting of the Board of Supervisors of the Boynton Village Community
6 Development District was held on **Tuesday, June 27, 2017 at 10:15 a.m.**, at **2300 Glades Road,**
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 Michael Smith (*via telephone*) Assistant Secretary
15 Mike Oliveri Assistant Secretary
16

17 **Also present were:**

18
19 Cindy Cerbone Wrathell, Hunt & Associates, LLC
20 Ginger Wald District Counsel
21 Jeffrey Schnars (*via telephone*) District Engineer
22
23

24 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

25
26 Ms. Cerbone called the meeting to order at 10:23 a.m. Supervisors Freedman, Giolda,
27 Einfalt and Oliveri were present, in person. Supervisor Smith was attending via telephone.
28

29 **SECOND ORDER OF BUSINESS**

Public Comments

30
31 There being no public comments, the next item followed.
32

33 **THIRD ORDER OF BUSINESS**

Continued Discussion: Developer Land Transactions

34
35
36 This item was ongoing.
37

38 **FOURTH ORDER OF BUSINESS**

Approval of Unaudited Financial Statements as of April 30, 2017

39
40
41 Ms. Cerbone presented the Unaudited Financial Statements as of April 30, 2017.
42 Assessment revenue collections were at 100%. Expenditures were at 90%, for the General fund.

On MOTION by Mr. Freedman and seconded by Mr. Oliveri, with all in favor, the Unaudited Financial Statements as of April 30, 2017, were approved.

FIFTH ORDER OF BUSINESS

Approval of May 23, 2017 Regular Meeting Minutes

Ms. Cerbone presented the May 23, 2017 Regular Meeting Minutes and asked for any additions, corrections or deletions.

On MOTION by Mr. Giolda and seconded by Mr. Einfalt, with all in favor, the May 23, 2017 Regular Meeting Meetings, as presented, were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

There being no report, the next item followed.

C. District Manager

i. 0 Registered Voters in the District as of April 15, 2017

There were zero registered voters residing within the boundaries of the District as of April 15, 2017.

ii. Update: Master Association Maintenance Punch List

Ms. Cerbone and Ms. Wald previously discussed irrigation concerns and Ms. Cerbone contacted Mr. Johnson to resolve the issues.

Mr. Freedman expressed concern, from the District’s perspective, about the original pump in the Greenway, which was installed when the development was initially built. The pump was operational, until recently. The Master Association maintains the landscape for the master property and handles irrigation. If the maintenance company could not properly irrigate, the Greenway could become damaged from lack of water, resulting in landscape repair costs. If the landscaper monitors the issue and performs wet checks, it would be permissible for the Master Association to maintain everything else.

79 Ms. Cerbone stated that the Master Association Property Manager reached out to discuss
80 irrigation concerns.

81 Mr. Freedman asked Ms. Cerbone to obtain periodic reports on the landscaping
82 company’s wet checks and review invoices for periodic repair and maintenance charges for
83 sprinkler heads, etc. He felt that, if invoices for wet checks were not received, the service was
84 probably not being performed.

85

86 **SEVENTH ORDER OF BUSINESS** **Supervisors’ Requests**

87

88 There being no Supervisors’ requests, the next item followed.

89

90 **EIGHTH ORDER OF BUSINESS** **Upcoming Meetings**

91

92 **A. July 11, 2017 at 10:15 A.M.**

93 **B. July 25, 2017 at 10:15 A.M.**

94 The next Regular Meetings will be held July 11 and July 25, 2017 at 10:15 a.m., at this
95 location.

96

97 **NINTH ORDER OF BUSINESS** **Adjournment**

98

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

100

**On MOTION by Mr. Einfalt and seconded by Mr. Oliveri,
with all in favor, the meeting adjourned at 10:31 a.m.**

101

102

103

104

105

106

107

108

109

110

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

111
112
113
114
115
116
117
118
119

Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT