

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**September 14, 2022**

**BOARD OF SUPERVISORS**

**PUBLIC HEARINGS**

**AND REGULAR MEETING**

**AGENDA**

**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**

September 7, 2022

Board of Supervisors  
Boynton Village Community Development District

Dear Board Members:

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

**NOTE: Meeting Location**

The Board of Supervisors of the Boynton Village Community Development District will hold Multiple Public Hearings and Regular Meeting on September 14, 2022, at 2:00 p.m., at Sea Lofts at Boynton Village, 600 Sea Lofts Dr., Boynton Beach, Florida 33426. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2022-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Special Assessments for Operations and Maintenance for Fiscal Year 2022/2023, Pursuant to Florida Law
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2022-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Presentation of Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2021, Prepared by Keefe McCullough

6. Consideration of Resolution 2022-10, Hereby Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2021
7. Consideration of Shenandoah General Construction Company Proposal #P26675 for Renaissance Commons Blvd. Bridge Repairs
8. Consideration of Inter Kleen, Inc., Second Amendment to Porter Services Agreement
9. Ratification of Osprey Landscape Contracting & Maintenance, Proposal to Install 4 Decoders and Redo Wiring for Downed Zones
10. Ratification of Stormwater Management Needs Analysis Report
11. Acceptance of Unaudited Financial Statements as of July 31, 2022
12. Approval of June 8, 2022 Regular Meeting Minutes
13. Staff Reports
  - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
  - B. District Engineer: *Schnars Engineering Corporation*
    - Engineer’s Certificate for Trust Indenture
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. Update: Greenway Tree Trimming
    - II. Update: Completed Crossing Signage and Striping to Renaissance Commons Blvd.
    - III. NEXT MEETING DATE: October 12, 2022 at 2:00 P.M.
      - QUORUM CHECK

Tanja Stojanovic	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Tierra Smith	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Edward Turner	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
James Wallace III	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

14. Public Comments
15. Supervisors’ Requests

16. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 561-909-7930.

Sincerely,



Daniel Rom  
District Manager

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

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 528 064 2804**

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**3A**

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune  
News Herald | The Palm Beach Post  
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

## **PROOF OF PUBLICATION**

Boynton Village Cdd  
2300 GLADES RD  
STE 410W

BOCA RATON FL 334318556


STATE OF FLORIDA, COUNTY OF PALM BEACH


The Palm Beach Post, a daily newspaper printed and published in the city of West Palm Beach and of general circulation in Palm Beach, Martin, Okeechobee and St Lucie Counties, Florida; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

08/22/2022, 08/29/2022

and that the fees charged are legal.

Sworn to and subscribed before on 08/29/2022

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

9.29.25

My commision expires

Publication Cost: \$2057.94

Order No: 7673227

# of Copies:

Customer No: 729618

-1

PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

VICKY FELTY  
Notary Public  
State of Wisconsin

# BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

### Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") of the Boynton Village Community Development District (the "District") will hold the following two public hearings and a regular meeting:

DATE: September 14, 2022

TIME: 2:00 PM

LOCATION: Sea Lofts at Boynton Village 600 Sea Lofts Dr. Boynton Beach, Florida 33426

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

### Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, separated into GF and SRF assessments, which are subject to change at the hearing:

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Palm Beach County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

Land Use	Total # of Units	ERU Factor	Proposed Annual per Unit O&M Assessment (including collection costs / early payment discounts)
Commercial	422,430	0.000746	\$0.1230
Residential	1,115	1	\$164.87

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

### Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**District Manager**  
Boynton Village Community Development District



**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**3B**



**RESOLUTION 2022-08**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Boynton Village Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

**SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Boynton Village Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$620,282 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$225,360
TOTAL SPECIAL REVENUE FUND (GREENWAY)	\$144,940
TOTAL DEBT SERVICES FUND – SERIES 2007 A-1/A-2	<u>\$249,982</u>
TOTAL ALL FUNDS	<b>\$620,282</b>

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 14<sup>th</sup> DAY OF SEPTEMBER, 2022.**

ATTEST:

**BOYNTON VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2022/2023 Budget

**Exhibit A:** Fiscal Year 2022/2023 Budget

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2023**

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

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

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 101,042				\$ 234,750
Allowable discounts (4%)	(4,042)				(9,390)
Assessment levy: on-roll - net	97,000	\$ 93,659	\$ 3,341	\$ 97,000	225,360
Interest and miscellaneous	-	20	-	20	-
Total revenues	<u>97,000</u>	<u>93,679</u>	<u>3,341</u>	<u>97,020</u>	<u>225,360</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	4,000	600	3,230	3,830	4,306
Management/accounting/recording	44,422	22,211	22,211	44,422	45,755
Legal	10,000	3,750	1,500	5,250	10,000
Engineering	7,000	1,402	12,000	13,402	7,000
Audit	7,100	-	7,100	7,100	7,300
Assessment roll preparation	8,000	4,000	4,000	8,000	8,000
Arbitrage rebate calculation	1,200	-	1,200	1,200	1,200
Dissemination agent	3,500	1,750	1,750	3,500	3,500
Trustee	5,000	4,771	229	5,000	5,000
Postage	750	-	750	750	750
Legal advertising	1,500	-	1,500	1,500	1,500
Annual district filing fee	175	175	-	175	175
Insurance: GL & POL	6,840	6,695	-	6,695	7,723
Office supplies	500	-	500	500	500
Other current charges	750	334	416	750	750
Website maintenance	705	705	-	705	705
ADA website compliance	210	210	-	210	210
Total professional & admin	<u>101,652</u>	<u>46,603</u>	<u>56,386</u>	<u>102,989</u>	<u>104,374</u>
<b>Field operations</b>					
Insurance: property (pump station)	570	570	-	570	570
Repairs & maintenance					
Pump station	2,000	455	1,545	2,000	2,000
Bridge	500	5,750	500	6,250	114,000
Total field operations	<u>3,070</u>	<u>6,775</u>	<u>2,045</u>	<u>8,820</u>	<u>116,570</u>

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
<b>Other fees and charges</b>					
Tax collector	1,323	937	386	1,323	2,348
Information system services	2,030	770	1,260	2,030	2,030
Property appraiser	38	-	38	38	38
Total other fees & charges	<u>3,391</u>	<u>1,707</u>	<u>1,684</u>	<u>3,391</u>	<u>4,416</u>
Total expenditures	<u>108,113</u>	<u>55,085</u>	<u>60,115</u>	<u>115,200</u>	<u>225,360</u>
Excess/(deficiency) of revenues over/(under) expenditures	5,000	38,594	(56,774)	(18,180)	-
Fund balance - beginning (unaudited)	56,382	110,656	149,250	110,656	92,476
Fund balance - ending					
Committed:					
3 months working capital	35,640	37,510	37,510	37,510	34,060
Bridge	4,000	4,000	4,000	4,000	6,000
Irrigation/pump-station	8,000	8,000	8,000	8,000	16,000
Unassigned	13,742	99,740	42,966	42,966	36,416
Fund balance - ending (projected)	<u>\$ 61,382</u>	<u>\$ 149,250</u>	<u>\$ 92,476</u>	<u>\$ 92,476</u>	<u>\$ 92,476</u>



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

**EXPENDITURES**

**Professional Services**

Supervisors	\$ 4,306
<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	45,755
<p><b>Wrathell, Hunt and Associates, LLC</b> 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	10,000
<p>The firm of Billing, Cochran, Heath, Lyles, Mauro &amp; 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	7,000
<p>The District has entered into an agreement for engineering services with Schnars Engineering Corp. 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	7,300
<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	3,500
<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 &amp; Co., LLC.</p>	
Trustee	5,000
<p>Annual fees paid to U.S. Bank for trustee, paying agent and registrar services.</p>	
Assessment roll preparation	8,000
<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 <b>Wrathell, Hunt and Associates, LLC</b> includes assessment roll preparation.</p>	
Postage	750
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Legal advertising	1,500
<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: GL & POL	7,723
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, automatic AP routing and other miscellaneous expenses incurred during the year.	
Website maintenance	705
ADA website compliance	210
Total professional & admin	104,374
<b>Field operations</b>	
Insurance: property (pump station)	570
Repairs & maintenance	
Pump station	2,000
Bridge	114,000
Total field operations	116,570
<b>Other fees &amp; charges</b>	
Tax collector	2,348
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	38
The property appraiser's fees are \$150.00 plus \$.75 per parcel - cost is shared	
Total other fees & charges	4,416
Total expenditures and other uses	\$ 225,360

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET (GREENWAY)  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2021	Projected through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 122,389				\$ 119,729
Allowable discounts (4%)	(4,896)				(4,789)
Assessment levy: on-roll - net	117,493	\$ 113,453	\$ 4,040	\$ 117,493	114,940
Total revenues	117,493	113,453	4,040	117,493	114,940
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Landscape maintenance	90,000	38,400	57,000	95,400	96,550
Plant replacements	2,500	-	2,500	2,500	2,500
Property maintenance (porter services)	15,000	7,880	7,120	15,000	15,600
Electric	2,000	1,068	1,100	2,168	2,500
Property insurance	3,024	2,552	-	2,552	4,057
Repairs & maintenance - general	7,500	195	7,305	7,500	7,500
Repairs & maintenance - irrigation (non pump station)	10,000	-	7,140	7,140	10,000
Contingency/other	5,000	-	5,000	5,000	5,000
Total professional & admin	135,024	50,095	87,165	137,260	143,707
<b>Other fees and charges</b>					
Tax collector	1,224	1,135	89	1,224	1,197
Property appraiser	36	-	36	36	36
Total other fees & charges	1,260	1,135	125	1,260	1,233
Total expenditures	136,284	51,230	87,290	138,520	144,940
Excess/(deficiency) of revenues over/(under) expenditures	(18,791)	62,223	(83,250)	(21,027)	(30,000)
Fund balance - beginning (unaudited)	125,691	154,828	217,051	154,828	133,801
Fund balance - ending					
Assigned: 3 months working capital	36,339	36,339	32,916	32,916	39,278
Assigned: landscape post construction	30,000	30,000	30,000	30,000	30,000
Assigned: hard woods trimming	7,500	7,500	7,500	7,500	-
Unassigned	33,061	143,212	63,385	63,385	34,523
Fund balance - ending (projected)	\$ 106,900	\$ 217,051	\$ 133,801	\$ 133,801	\$ 103,801

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

**EXPENDITURES**

**Professional Services**

Landscape maintenance	\$ 96,550
Maintain the greenway landscape and irrigation, trim trees, mulch, etc.	
Plant replacements	2,500
Property maintenance (porter services)	15,600
Includes walking the grounds five times per week to pick up trash, empty trash cans, replace bags, clean benches and bollards	
Electric	2,500
This is for the greenway lighting and includes electricity usage	
Property insurance	4,057
Repairs & maintenance - general	7,500
This includes benches, lighting, trash cans, waste stations	
Repairs & maintenance - irrigation (non pump station)	10,000
Contingency/other	5,000
Tax collector	1,197
Property appraiser	36
Total expenditures and other uses	<u><u>\$ 144,940</u></u>

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2007 A-1/A-2 BONDS  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 259,957				\$ 257,140
Allowable discounts (4%)	(10,398)				(10,286)
Assessment levy: on-roll - net	249,559	\$ 240,975	\$ 8,584	\$ 249,559	246,854
Interest	-	8	-	8	-
Total revenues	249,559	240,983	8,584	249,567	246,854
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	100,000	-	100,000	100,000	105,000
Principal prepayment	-	10,000	-	10,000	-
Interest	149,213	74,319	74,031	148,350	142,313
Property appraiser	98	-	98	98	98
Tax collector	2,600	2,409	191	2,600	2,571
Total expenditures	251,911	86,728	174,320	261,048	249,982
Excess/(deficiency) of revenues over/(under) expenditures	(2,352)	154,255	(165,736)	(11,481)	(3,128)
Fund balance - beginning (unaudited)	293,676	296,138	450,393	296,138	284,657
Fund balance - ending (projected)	<u>\$ 291,324</u>	<u>\$ 450,393</u>	<u>\$ 284,657</u>	<u>\$ 284,657</u>	<u>281,529</u>
Use of fund balance					
Debt service reserve balance (required)					(174,735)
Interest expense - November 1, 2023					(68,138)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 38,656</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>
11/01/2022	-	-	71,156.25	71,156.25
05/01/2023	105,000.00	5.750%	71,156.25	176,156.25
11/01/2023	-	-	68,137.50	68,137.50
05/01/2024	115,000.00	5.750%	68,137.50	183,137.50
11/01/2024	-	-	64,831.25	64,831.25
05/01/2025	120,000.00	5.750%	64,831.25	184,831.25
11/01/2025	-	-	61,381.25	61,381.25
05/01/2026	125,000.00	5.750%	61,381.25	186,381.25
11/01/2026	-	-	57,787.50	57,787.50
05/01/2027	135,000.00	5.750%	57,787.50	192,787.50
11/01/2027	-	-	53,906.25	53,906.25
05/01/2028	145,000.00	5.750%	53,906.25	198,906.25
11/01/2028	-	-	49,737.50	49,737.50
05/01/2029	150,000.00	5.750%	49,737.50	199,737.50
11/01/2029	-	-	45,425.00	45,425.00
05/01/2030	160,000.00	5.750%	45,425.00	205,425.00
11/01/2030	-	-	40,825.00	40,825.00
05/01/2031	170,000.00	5.750%	40,825.00	210,825.00
11/01/2031	-	-	35,937.50	35,937.50
05/01/2032	180,000.00	5.750%	35,937.50	215,937.50
11/01/2032	-	-	30,762.50	30,762.50
05/01/2033	190,000.00	5.750%	30,762.50	220,762.50
11/01/2033	-	-	25,300.00	25,300.00
05/01/2034	200,000.00	5.750%	25,300.00	225,300.00
11/01/2034	-	-	19,550.00	19,550.00
05/01/2035	215,000.00	5.750%	19,550.00	234,550.00
11/01/2035	-	-	13,368.75	13,368.75
05/01/2036	225,000.00	5.750%	13,368.75	238,368.75
11/01/2036	-	-	6,900.00	6,900.00
05/01/2037	240,000.00	5.750%	6,900.00	246,900.00
<b>Total</b>	<b>\$2,475,000.00</b>		<b>\$1,290,012.50</b>	<b>\$3,765,012.50</b>

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT SUMMARY - GENERAL FUND AND DEBT SERVICE FUND  
FISCAL YEAR 2023**

<b>On-Roll</b>
----------------

Projected Fiscal Year 2023

Number of Units	Unit Type	GF	SRF	DSF	GF, SRF & DSF	FY 22 Assessment
422,430	Comm	\$ 0.1225	\$ -	\$ 0.5931	\$ 0.7156	\$ 0.6523
8	Medplex Condo	164.13	-	824.57	988.70	904.16
152	District MF #1	164.13	98.49	-	262.62	171.33
142	District MF #2	164.13	111.02	-	275.15	184.13
56	District MF #3	164.13	135.53	-	299.66	209.19
171	Pacifica MF #1	164.13	74.30	-	238.43	146.60
93	Pacifica MF #2	164.13	83.75	-	247.88	156.26
60	Pacifica MF #3	164.13	102.24	-	266.37	175.16
279	Sea Lofts #1	164.13	117.48	-	281.61	190.74
99	Sea Lofts #2	164.13	132.41	-	296.54	206.01
55	Sea Lofts TH	164.13	161.65	-	325.78	235.89

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**4A**



# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune  
News Herald | The Palm Beach Post  
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

## **PROOF OF PUBLICATION**

Boynton Village Cdd  
2300 GLADES RD  
STE 410W

BOCA RATON FL 334318556


STATE OF FLORIDA, COUNTY OF PALM BEACH

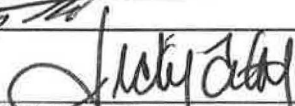
The Palm Beach Post, a daily newspaper printed and published in the city of West Palm Beach and of general circulation in Palm Beach, Martin, Okeechobee and St Lucie Counties, Florida; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

08/22/2022, 08/29/2022

and that the fees charged are legal.

Sworn to and subscribed before on 08/29/2022

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

9.29.25

My commision expires

Publication Cost: \$2057.94

Order No: 7673227

# of Copies:

Customer No: 729618

-1

PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

VICKY FELTY  
Notary Public  
State of Wisconsin

# BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

### Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") of the Boynton Village Community Development District (the "District") will hold the following two public hearings and a regular meeting:

DATE: September 14, 2022

TIME: 2:00 PM

LOCATION: Sea Lofts at Boynton Village 600 Sea Lofts Dr. Boynton Beach, Florida 33426

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

### Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, separated into GF and SRF assessments, which are subject to change at the hearing:

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Palm Beach County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

Land Use	Total # of Units	ERU Factor	Proposed Annual per Unit O&M Assessment (including collection costs / early payment discounts)
Commercial	422,430	0.000746	\$0.1230
Residential	1,115	1	\$164.87

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

### Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**District Manager**

**Boynton Village Community Development District**



**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**4B**

## RESOLUTION 2022-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Boynton Village Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Boynton Beach ("**City**"), Palm Beach County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budgets ("**Budget**") for Fiscal Year 2022/2023, attached hereto as **Exhibit "A ("**Budget**")**;" and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method

by, among other things, adopting certain resolutions and entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll attached to this Resolution as **Exhibit “B (“Assessment Roll”),**” and to certify the portion of the Assessment Roll related to certain developed property (**“Tax Roll Property”**) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (**“Direct Collect Property”**), all as set forth in **Exhibit “B;”** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby determined to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates,

for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. TRANSMITTAL.** The District Manager of the District is hereby directed to transmit a copy of this Resolution to the proper public and governmental officials, so that its purpose and effect may be carried out in accordance with applicable law.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of September, 2022.

ATTEST:

**BOYNTON VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A: Budget**

**Exhibit B:** Assessment Roll (Uniform Method)



**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**5**

# Boynton Village Community Development District

Basic Financial Statements  
For the Year September 30, 2021



# Boynton Village Community Development District

## Table of Contents

---

Independent Auditor's Report	1-2
Management's Discussion and Analysis (Not Covered by Independent Auditor's Report)	3-6
<b>Basic Financial Statements</b>	
Government-wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet - Governmental Funds	9
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	13
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - Special Revenue Fund	14
Notes to Basic Financial Statements	15-23
<b>Other Reports of Independent Auditors</b>	
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 <i>Government Auditing Standards</i>	24-25
Independent Auditor's Report to District Management	26-28
Independent Accountant's Report on Compliance with Section 218.415, Florida Statutes	29

## 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, 2021, 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 financial statements are free from 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.

## Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the District, as of September 30, 2021, and the respective changes in its financial position and the respective budgetary comparison for the General Fund and the Special Revenue Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 6 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 3, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
June 3, 2022

Our discussion and analysis of Boynton Village Community Development District's (the "District") financial performance provides an overview of the District's financial activities for the year ended September 30, 2021 and 2020. Please read it in conjunction with the District's basic financial statements, which immediately follow this discussion.

### **Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2021:

- The District's total assets exceeded its liabilities at September 30, 2021 by \$ 8,852,599 (net position).
- The District's total revenues were \$ 502,779, \$ 502,726 from non-ad valorem assessments, and \$ 53 from interest income. The District's expenses for this year were \$ 637,353. This resulted in a \$ 134,574 decrease in net position.
- At the close of the current fiscal year, the District's governmental funds reported combined fund balances of \$ 561,820, an increase of \$ 45,254 in comparison with the prior year.

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements.

**Government-Wide Financial Statements:** The government-wide financial statements, which consist of the following two statements, are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private sector business.

The statement of net position presents information on all the District's assets, liabilities, and deferred inflows/outflows of resources, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the District's net position changed during the year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 7 and 8 of this report.

**Fund Financial Statements:** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has only one fund type: governmental funds.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

**Boynton Village Community Development District  
Management's Discussion and Analysis  
September 30, 2021**

---

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the statement of revenues, expenditures and changes in fund balances provide reconciliations to facilitate this comparison between governmental funds and governmental activities.

The governmental fund financial statements can be found on pages 9 through 14 of this report.

**Notes to Basic Financial Statements:** The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to basic financial statements can be found on pages 15 through 23 of this report.

**Government-Wide Financial Analysis**

As noted earlier, net position may serve over time as a useful indicator of financial position. The following table reflects the condensed government-wide statement of net position as of September 30, 2021 and 2020:

Boynton Village Community Development District Statements of Net Position		
	2021	2020
<b>Assets:</b>		
Current and other assets	\$ 572,650	\$ 532,216
Capital assets, net	10,937,712	11,225,175
Total assets	11,510,362	11,757,391
<b>Liabilities:</b>		
Other liabilities	172,763	175,218
Long-term liabilities	2,485,000	2,595,000
Total liabilities	2,657,763	2,770,218
<b>Net position:</b>		
Net investment in capital assets	8,996,309	9,204,559
Restricted	44,247	44,589
Unrestricted (deficit)	(187,957)	(261,975)
Total net position	\$ 8,852,599	\$ 8,987,173

**Boynton Village Community Development District  
Management's Discussion and Analysis  
September 30, 2021**

---

**Governmental Activities:** Governmental activities for the year ended September 30, 2021 decreased the District's net position by \$ 134,574, as reflected in the table below:

Boynton Village Community Development District Statements of Activities		
	2021	2020
Revenues:		
Program revenue:		
Non-ad valorem assessments	\$ 502,726	\$ 525,943
General revenue:		
Interest income	53	2,347
Total revenues	502,779	528,290
Expenses:		
Interest expense	151,752	157,838
Physical environment	387,854	415,036
General government	97,747	102,485
Total expenses	637,353	675,359
Change in net position	(134,574)	(147,069)
Net Position, Beginning of Year	8,987,173	9,134,242
Net Position, End of Year	\$ 8,852,599	\$ 8,987,173

**Analysis of the Governmental Funds**

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a District's net resources available for spending at the end of the fiscal year. The General, Special Revenue, Debt Service, and Capital Project Fund comprise the total governmental funds.

As of the end of the current fiscal year, the District's governmental funds reported combined ending fund balance of \$ 561,820.

**Capital Assets and Debt Administration**

The District's capital assets for its governmental activities as of September 30, 2021 amount to \$ 10,937,712, net of accumulated depreciation, which consists of land and improvements, furniture, fixtures and equipment and infrastructure.

At the end of the year, the District had total bonded debt outstanding of \$ 2,585,000. The District's debt represents bonds secured solely by a specified revenue source (i.e., revenue bonds).



Additional information on the District's long-term debt and fixed assets can be found in Notes 5 and 6 on pages 20 through 22 of this report.

### **General Fund Budgetary Highlights**

Revenues were over budget and expenditures were under budget for the year which resulted in a favorable budget to actual variance of \$ 27,551.

### **Economic Factors and Next Year's Budget**

The fiscal year 2022 adopted budget for the General Fund consists of approximately \$ 97,000 in revenues and \$ 108,000 in expenditures.

### **Requests for Information**

This financial report is designed to provide a general overview of Boynton Village Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Boynton Village Community Development District, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

# BASIC FINANCIAL STATEMENTS

**Boynton Village Community Development District**  
**Statement of Net Position**  
**September 30, 2021**

---

	<b>Governmental Activities</b>
<b>Assets:</b>	
Cash and cash equivalents	\$ 558,124
Assessments receivable	2,646
Accounts receivable	200
Deposits	388
Prepays	11,292
Capital assets:	
Non-depreciable	6,648,082
Depreciable, net	<u>4,289,630</u>
Total assets	<u>11,510,362</u>
<b>Liabilities:</b>	
Accounts payable	10,830
Accrued interest payable	61,933
Bonds payable, due within one year	100,000
Bonds payable, due in more than one year	<u>2,485,000</u>
Total liabilities	<u>2,657,763</u>
<b>Net Position:</b>	
Net investment in capital assets	8,996,309
Restricted for debt service	44,247
Unrestricted (deficit)	<u>(187,957)</u>
Total net position	<u>\$ 8,852,599</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Boynton Village Community Development District  
Statement of Activities  
For the Year Ended September 30, 2021**

	<u>Expenses</u>	<u>Program Revenues</u>			<u>Governmental</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Activities Net Revenues (Expenses) and Change in Net Position</u>
<b>Functions/Programs:</b>					
Governmental activities:					
Interest expense	\$ 151,752	\$ 250,209	\$ -	\$ -	\$ 98,457
Physical environment	387,854	120,094	-	-	(267,760)
General government	<u>97,747</u>	<u>132,423</u>	<u>-</u>	<u>-</u>	<u>34,676</u>
Total governmental activities	\$ <u>637,353</u>	\$ <u>502,726</u>	\$ <u>-</u>	\$ <u>-</u>	<u>(134,627)</u>
General revenues:					
Interest income					<u>53</u>
Total general revenues					<u>53</u>
Change in net position					(134,574)
Net position, October 1, 2020					<u>8,987,173</u>
Net position , September 30, 2021					\$ <u>8,852,599</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Boynton Village Community Development District**  
**Balance Sheet - Governmental Funds**  
**September 30, 2021**

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Series 2007 Debt Service Fund</u>	<u>Nonmajor Fund Series 2007 Capital Project Fund</u>	<u>Total Governmental Funds</u>
<b>Assets:</b>					
Cash and cash equivalents	\$ 263,105	\$ -	\$ 294,820	\$ 199	\$ 558,124
Assessment receivable	670	659	1,317	-	2,646
Accounts receivable	200	-	-	-	200
Deposits	-	388	-	-	388
Prepays	8,740	2,552	-	-	11,292
Due from other funds	-	157,629	-	-	157,629
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Total assets	<u>\$ 272,715</u>	<u>\$ 161,228</u>	<u>\$ 296,137</u>	<u>\$ 199</u>	<u>\$ 730,279</u>
<b>Liabilities:</b>					
Accounts payable	\$ 4,430	\$ 6,400	\$ -	\$ -	\$ 10,830
Due to other funds	157,629	-	-	-	157,629
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Total liabilities	<u>162,059</u>	<u>6,400</u>	<u>-</u>	<u>-</u>	<u>168,459</u>
<b>Fund Balances:</b>					
Nonspendable:					
Deposits and prepaids	8,740	2,940	-	-	11,680
Restricted for debt service	-	-	296,137	-	296,137
Restricted for capital projects	-	-	-	199	199
Assigned to:					
Working capital	35,640	35,548	-	-	71,188
Repairs and maintenance	12,000	33,250	-	-	45,250
Subsequent year's budget	10,800	-	-	-	10,800
Unassigned	43,476	83,090	-	-	126,566
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Total fund balances	<u>110,656</u>	<u>154,828</u>	<u>296,137</u>	<u>199</u>	<u>561,820</u>
Total liabilities and fund balances	<u>\$ 272,715</u>	<u>\$ 161,228</u>	<u>\$ 296,137</u>	<u>\$ 199</u>	<u>\$ 730,279</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Boynton Village Community Development District  
 Reconciliation of the Balance Sheet of Governmental Funds  
 to the Statement of Net Position  
 September 30, 2021**

---

<b>Total Fund Balances of Governmental Funds, Page 9</b>	\$	561,820
<p>Amounts reported for governmental activities in the statement of net position are different because:</p>		
<p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds:</p>		
The costs of capital assets is		13,559,834
Less accumulated depreciation		(2,622,122)
<p>Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:</p>		
Accrued interest payable		(61,933)
Governmental bonds payable		<u>(2,585,000)</u>
<b>Net Position of Governmental Activities, Page 7</b>	\$	<u><u>8,852,599</u></u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Boynton Village Community Development District  
Statement of Revenues, Expenditures and  
Changes in Fund Balances - Governmental Funds  
For the Year Ended September 30, 2021**

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Debt Service Fund</u>	<u>Nonmajor Fund Capital Projects Fund</u>	<u>Total Governmental Funds</u>
<b>Revenues:</b>					
Non-ad valorem assessments	\$ 127,335	\$ 125,182	\$ 250,209	\$ -	\$ 502,726
Investment income	36	-	17	-	53
Total revenues	<u>127,371</u>	<u>125,182</u>	<u>250,226</u>	<u>-</u>	<u>502,779</u>
<b>Expenditures:</b>					
Current:					
General government	93,551	3,011	1,185	-	97,747
Physical environment	1,269	99,122	-	-	100,391
Debt service:					
Principal	-	-	105,000	-	105,000
Interest	-	-	154,387	-	154,387
Total expenditures	<u>94,820</u>	<u>102,133</u>	<u>260,572</u>	<u>-</u>	<u>457,525</u>
Net change in fund balances	32,551	23,049	(10,346)	-	45,254
<b>Fund Balances, October 1, 2020</b>	<u>78,105</u>	<u>131,779</u>	<u>306,483</u>	<u>199</u>	<u>516,566</u>
<b>Fund Balances, September 30, 2021</b>	<u>\$ 110,656</u>	<u>\$ 154,828</u>	<u>\$ 296,137</u>	<u>\$ 199</u>	<u>\$ 561,820</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Boynton Village Community Development District  
 Reconciliation of the Statement of Revenues,  
 Expenditures and Changes in Fund Balances  
 of Governmental Funds to the Statement of Activities  
 For the Year Ended September 30, 2021**

---

**Net Change in Fund Balances - Total Governmental  
 Funds, Page 11**

\$ 45,254

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives.

Expenditures for capital assets	\$ -	
Less current year depreciation	<u>(287,463)</u>	(287,463)

Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		105,000
--	--	---------

Certain items reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds.

Change in accrued interest payable		<u>2,635</u>
------------------------------------	--	--------------

**Change in Net Position of Governmental Activities, Page 8**

\$ (134,574)

The accompanying notes to basic financial statements are an integral part of these statements.



**Boynton Village Community Development District  
Statement of Revenues, Expenditures and Changes in Fund  
Balance - Budget and Actual - General Fund  
For the Year Ended September 30, 2021**

---

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Revenues:</b>				
Non-ad valorem assessments	\$ 127,017	\$ 127,017	\$ 127,335	\$ 318
Investment income	-	-	36	36
	<u>127,017</u>	<u>127,017</u>	<u>127,371</u>	<u>354</u>
Total revenues				
<b>Expenditures:</b>				
Current:				
General government	118,017	118,017	93,551	24,466
Physical environment	4,000	4,000	1,269	2,731
	<u>122,017</u>	<u>122,017</u>	<u>94,820</u>	<u>27,197</u>
Total expenditures				
Net change in fund balance	5,000	5,000	32,551	27,551
<b>Fund Balance, October 1, 2020</b>	<u>78,105</u>	<u>78,105</u>	<u>78,105</u>	<u>-</u>
<b>Fund Balance, September 30, 2021</b>	<u><u>\$ 83,105</u></u>	<u><u>\$ 83,105</u></u>	<u><u>\$ 110,656</u></u>	<u><u>\$ 27,551</u></u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Boynton Village Community Development District  
Statement of Revenues, Expenditures and Changes in Fund  
Balance - Budget and Actual - Special Revenue Fund  
For the Year Ended September 30, 2021**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Revenues:</b>				
Non-ad valorem assessments	\$ 124,856	\$ 124,856	\$ 125,182	\$ 326
Total revenues	<u>124,856</u>	<u>124,856</u>	<u>125,182</u>	<u>326</u>
<b>Expenditures:</b>				
Current:				
General government	9,988	9,988	3,011	6,977
Physical environment	<u>125,000</u>	<u>125,000</u>	<u>99,122</u>	<u>25,878</u>
Total expenditures	<u>134,988</u>	<u>134,988</u>	<u>102,133</u>	<u>32,855</u>
Net change in fund balance	(10,132)	(10,132)	23,049	33,181
<b>Fund Balance, October 1, 2020</b>	<u>131,779</u>	<u>131,779</u>	<u>131,779</u>	<u>-</u>
<b>Fund Balance, September 30, 2021</b>	<u>\$ 121,647</u>	<u>\$ 121,647</u>	<u>\$ 154,828</u>	<u>\$ 33,181</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Note 1 - Organization and Operations**

Boynton Village Community Development District (the "District") was created on September 6, 2006 under the provisions of Chapter 190 of the Florida Statutes by the Palm Beach County Commission. The District was created for the purpose of financing and managing the acquisition, construction, maintenance, and operation of the major infrastructure within the District for community development. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or reconstruction, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and wastewater management, bridges or culverts, roads, landscaping, street lights, and other basic infrastructure projects within or without the boundaries of the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five elected members. A majority of the Board members are affiliated with the Developers.

**Note 2 - Summary of Significant Accounting Policies**

The basic financial statements of the District have been prepared in conformity with generally accepted accounting principles as applied to governmental units. The District's more significant accounting policies are described below:

**The financial reporting entity:** The governmental reporting entity consists of the District and its component units. Component units are legally separate organizations for which the Board is financially accountable or other organizations whose nature and significant relationship with the District are such that exclusion would cause the District's financial statements to be misleading. Financial accountability is defined as the appointment of a voting majority of the component unit's board, and (i) either the District's ability to impose its will on the organization or (ii) there is a potential for the organization to provide benefit or impose a financial burden on the District. Based upon these criteria, there were no component units.

**Basis of presentation:**

**Financial Statements - Government-Wide Statements:** The District's basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business type. All of the District's activities are classified as governmental activities.

In the government-wide statement of net position, the governmental activities column is presented on a consolidated basis, if applicable, and is reported on a full-accrual, economic resource basis, which recognizes all noncurrent assets and receivables as well as all noncurrent debt and obligations, when and if applicable. The effect of interfund activity has been eliminated from the government-wide financial statements.

The government-wide statement of activities reports both the gross and net cost of each of the District's functions. The net costs, by function, are also supported by general revenues, other revenue, etc. The statement of activities reduces gross expenses by related program revenues, operating and capital grants. Program revenues must be directly associated with the function. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflect capital-specific grants. For the year ended September 30, 2021, the District had \$ 502,726 in program revenues.

**Note 2 - Summary of Significant Accounting Policies (continued)**

This government-wide focus is more on the ability to sustain the District as an entity and the change in the District's net position resulting from the current year's activities.

**Financial Statements - Fund Financial Statements:** The accounts of the District are organized on the basis of funds. The operations of the funds are accounted for with separate self-balancing accounts that comprise their assets, liabilities, fund equity, revenues and expenditures.

The District reports the following major governmental funds:

**General Fund** - This fund is used to account for all operating activities of the District. At this time, revenues are derived principally from non-ad valorem assessments and investment income.

**Special Revenue Fund** - This fund is used to account for financial resources segregated for the maintenance of the Greenway project.

**Debt Service Fund** - This fund is used to account for the accumulation of resources for and the payment of long-term debt principal, interest and other financing costs.

The District also reports the following non-major governmental fund:

**Series 2007 Capital Project Fund** - This fund is used to account for the financial resources provided by the Series 2007 Special Assessment Bonds for the acquisition or construction of capital facilities.

For the year ended September 30, 2021, the District does not report any proprietary funds.

**Measurement focus, basis of accounting, and presentation:**

Basis of accounting refers to the point at which revenues or expenditures/expenses are recognized in the accounts and reported in the basic financial statements. It relates to the timing of the measurements made regardless of the measurement focus applied. Governmental funds use the current financial resources measurement focus and the government-wide statements use the economic resources measurement focus.

Governmental activity in the government-wide financial statements is presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred.

The governmental fund financial statements are presented on the modified accrual basis of accounting under which revenue is recognized in the accounting period in which it becomes susceptible to accrual (i.e., when it becomes both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within sixty days of the end of the current year.

**Note 2 - Summary of Significant Accounting Policies (continued)**

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

**Budget:** A budget is adopted for the General Fund, Special Revenue Fund and Debt Service Fund on an annual basis. Appropriations lapse at fiscal year-end. Changes or amendments to the total budgeted expenditures of the District must be approved by the District Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- a. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b. Public hearings are conducted to obtain taxpayer comments.
- c. Prior to October 1, the budget is legally adopted by the District Board.
- d. The budgets are adopted on a basis consistent with generally accepted accounting principles.

**Cash and cash equivalents:** Cash and cash equivalents are defined as demand deposits, money market accounts, and short-term investments with original maturities of three months or less from the date of acquisition.

**Investments:** Investments are stated at their fair value, which is based on quoted market prices. Unrealized gains and losses in fair value are recognized. Certain money market investments are stated at amortized cost if they have a remaining maturity of one year or less when purchased.

**Capital assets:** Capital assets, which include land and improvements, furniture, fixtures and equipment and infrastructure, are reported in the governmental activities column in the government-wide financial statements. The government defines capital assets as assets with an initial, individual cost of more than \$ 750 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

**Deferred outflows/inflows of resources:** In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any items that qualify for reporting in this category.

**Note 2 - Summary of Significant Accounting Policies (continued)**

**Equity classifications:**

*Government-wide statements*

Equity is classified as net position and displayed in three components:

- a. Net investment in capital assets - consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- b. Restricted - consists of net position with constraints placed on the use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments, or 2) law through constitutional provisions or enabling legislation.
- c. Unrestricted - all other net position that does not meet the definition of "restricted" or "net investment in capital assets".

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

*Fund statements*

GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* requires that governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

Nonspendable: This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. The District classifies prepaid items and deposits as nonspendable since they are not expected to be converted to cash or are not expected to be converted to cash within the next year.

Restricted: This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

Committed: This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the District's Board. These amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

**Note 2 - Summary of Significant Accounting Policies (continued)**

Assigned: This classification includes amounts that are constrained by the District's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the Board or through the Board delegating this responsibility to the District Manager through the budgetary process. This classification also includes the remaining positive fund balance for all governmental funds except for the General Fund. The District classifies existing fund balance to be used in the subsequent year's budget for elimination of a deficit as assigned.

Unassigned: This classification includes the residual fund balance for the General Fund.

The District would typically use restricted fund balances first, followed by committed fund balances, assigned fund balances and finally unassigned fund balances.

**Date of management review**: Subsequent events have been evaluated through June 3, 2022, which is the date the financial statements were available to be issued.

**Use of estimates**: The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**Note 3 - Deposits and Investments**

**Deposits**: The District's deposits must be placed with banks and savings and loans which are qualified as public depositories prior to receipt of public monies under Chapter 280, Florida Statutes. These deposits are insured by the FDIC up to \$ 250,000. Monies deposited in amounts greater than the insurance coverage are secured by the banks pledging securities with the State Treasurer in the collateral pool. At year end, the carrying amount and the bank balance of the District's deposits was \$ 263,105 and \$ 274,667, respectively.

**Investments**: The investment of funds is authorized by Florida Statutes, which allows the District to invest in the Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, SEC registered money market funds with the highest credit quality rating, interest-bearing time deposits or savings accounts in qualified public depositories and direct obligations of the U.S. Treasury. Investments of the Debt Service and Capital Projects Funds are governed by the Bond Indenture.

Investments of the Debt Service Fund and Capital Projects Fund as of September 30, 2021 were \$ 295,019 and were in money market funds.

These deposits and investments are reflected in the accompanying statement of net position and balance sheet - governmental funds as cash and cash equivalents.

**Credit risk**: Florida Statutes require the money market funds held by the District to have the highest credit quality rating from a nationally recognized rating agency. The money market funds held by the District are rated AAAM by Standard and Poor's.

**Note 3 -Deposits and Investments (continued)**

**Interest rate risk:** Florida Statutes state that the investment portfolio be structured in such manner as to provide sufficient liquidity to pay obligations as they come due. The funds in the money market accounts held by the District can be withdrawn at any time.

**Concentration of credit risk:** GASB 40 requires disclosure when investments are more than 5% in any one issuer. All investments held by the District are exempt from this requirement.

**Custodial credit risk:** For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2021, the District had no investments that are subject to custodial credit risk.

**Note 4 - Interfund Balances**

These balances result from the lag between dates (1) inter-fund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments are actually made between funds. Due from and to other funds at September 30, 2021 consists of \$ 157,629 in the Special Revenue Fund due from the General Fund.

**Note 5 - Long-Term Debt**

a. Summary of Long-Term Debt of Governmental Activities

Long-term debt of the governmental activities at September 30, 2021 is comprised of the following bond issue:

\$ 3,600,000 Special Assessment Bonds, Series 2007 A-1; due in annual installments through May 2037; interest payable semi-annually at 5.75%. \$ 2,585,000

The following is a summary of changes in governmental activities long-term debt for the year ended September 30, 2021:

	Balance October 1, 2020	Additions	Deletions	Balance September 30, 2021	Due Within One Year
Direct borrowings and private placements: Special Assessment Bonds, Series 2007 A-1	\$ <u>2,690,000</u>	\$ <u>-</u>	\$ <u>105,000</u>	\$ <u>2,585,000</u>	\$ <u>100,000</u>
	\$ <u><u>2,690,000</u></u>	\$ <u><u>-</u></u>	\$ <u><u>105,000</u></u>	\$ <u><u>2,585,000</u></u>	\$ <u><u>100,000</u></u>



**Note 5 - Long-Term Debt (continued)**

b. Summary of Significant Debt Terms of Governmental Activities

**\$ 3,600,000 Special Assessment Bonds, Series 2007 A-1** - The District previously issued \$ 3,600,000 in Special Assessment Bonds, Series 2007 for the purpose of funding certain capital projects within the boundaries of the District. The Bonds bear interest at 5.75% and mature in May 2037. Interest is payable semi-annually on the first day of each May and November. The Bonds are secured by the pledge of revenues derived from the collection of non-ad valorem special assessments.

The District is required by the Bond Indenture to levy and collect special assessments pursuant to Florida Statutes, Section 190.022. The collection of these assessments are restricted and applied to the debt service requirements of the Bond issue. Further, the District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the Bonds as it becomes due.

The Bonds are subject to mandatory redemption at par on a schedule of annual redemptions through May 2037, the maturity date. The District is required to redeem the Bonds at par prior to schedule from the proceeds of any assessments prepaid in full or if certain events occur as outlined in the Bond Indenture. The Bonds are subject to redemption at the option of the District at par on or after May 2017.

The Indenture requires a reserve fund equal to 7.06% of the Bonds outstanding at September 30, 2021. The reserve fund account balance was sufficient to satisfy this requirement at September 30, 2021.

The annual debt service requirements for the Series 2007 Special Assessment Bonds consist of:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	100,000	148,638	248,638
2023	105,000	142,888	247,888
2024	115,000	136,850	251,850
2025	120,000	130,238	250,238
2026	130,000	123,338	253,338
2027-2031	760,000	496,800	1,256,800
2032-2036	1,015,000	250,700	1,265,700
2037	240,000	13,800	253,800
	<u>\$ 2,585,000</u>	<u>\$ 1,443,252</u>	<u>\$ 4,028,252</u>

**Boynton Village Community Development District**  
**Notes to Basic Financial Statements**  
**September 30, 2021**

---

**Note 6 - Capital Assets**

Capital asset activity for the year ended September 30, 2021 was as follows:

	Balance at October 1, 2020	Additions	Transfers	Balance at September 30, 2021
Governmental Activities:				
Capital assets, not being depreciated:				
Land and improvements	\$ <u>6,648,082</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>6,648,082</u>
Total capital assets, not being depreciated	<u>6,648,082</u>	<u>-</u>	<u>-</u>	<u>6,648,082</u>
Capital assets, being depreciated:				
Furniture, fixtures and equipment	446,495	-	-	446,495
Infrastructure	<u>6,465,257</u>	<u>-</u>	<u>-</u>	<u>6,465,257</u>
Total capital assets, being depreciated	<u>6,911,752</u>	<u>-</u>	<u>-</u>	<u>6,911,752</u>
Total capital assets	<u>13,559,834</u>	<u>-</u>	<u>-</u>	<u>13,559,834</u>
Less accumulated depreciation for:				
Furniture, fixtures and equipment	133,947	44,649	-	178,596
Infrastructure	<u>2,200,712</u>	<u>242,814</u>	<u>-</u>	<u>2,443,526</u>
Total accumulated depreciation	<u>2,334,659</u>	<u>287,463</u>	<u>-</u>	<u>2,622,122</u>
Total capital assets, being depreciated, net	<u>4,577,093</u>	<u>(287,463)</u>	<u>-</u>	<u>4,289,630</u>
Governmental activities:				
Capital assets, net	\$ <u>11,225,175</u>	\$ <u>(287,463)</u>	\$ <u>-</u>	\$ <u>10,937,712</u>

Provision for depreciation was charged to functions as follows:

Governmental Activities:	
Physical environment	\$ <u>287,463</u>

**Note 7 - Risk Management**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage in the previous three years.

**Note 8 - Risks and Uncertainties**

The coronavirus (COVID-19) outbreak has caused disruption in international and U.S. economies and markets. The coronavirus and fear of further spread has caused quarantines, cancellation of events, and overall reduction in business and economic activity. On March 11, 2020, the *World Health Organization* designated the coronavirus outbreak as a pandemic. Management and the Board of Supervisors continue to evaluate and monitor the potential adverse effect that this event may have on the District's financial position, operations and cash flows. The full impact of COVID-19 is unknown at this time and cannot be reasonably estimated as these events are still developing.

# OTHER REPORTS OF INDEPENDENT AUDITORS



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, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated June 3, 2022.

### 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) as a basis for designing 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.

CPA's + Trusted Advisors

### **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 financial statements. 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*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity’s internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity’s internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
June 3, 2022

## 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, Florida, (the "District"), as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 3, 2022.

### 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 Reporting Requirements

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 Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in these reports, which are dated June 3, 2022, 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.

### **Financial Condition and Management**

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

As required by Section 218.39(3)(c), Florida Statutes, and Sections 10.554(1)(i)6 and 10.554(1)(i)7, Rules of the Auditor General, the District reported the specific information in Exhibit 1 accompanying this report. The information for compliance with Section 218.39(3)(c), Florida Statutes and Sections 10.554(1)(i)6 and 10.554(1)(i)7, Rules of the Auditor General, has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
June 3, 2022



**Boynton Village Community Development District of the City of Boca Raton, Florida**  
**Exhibit 1**  
**Data Elements Required By Section 218.39(3)(c), Florida Statutes and**  
**Sections 10.554(1)(i)6 and 10.554(1)(i)7, Rules of the Auditor General**  
**(Unaudited)**

---

Data Element	Comments
Number of district employees compensated at 9/30/2021	0
Number of independent contractors compensated in September 2021	1
Employee compensation for FYE 9/30/2021 (paid/accrued)	\$0
Independent contractor compensation for FYE 9/30/2021 (paid/accrued)	\$8,725
Each construction project to begin on or after October 1; (>\$65K)	0
Budget variance report	Page 13
Ad valorem taxes:	
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds	Not applicable
Non ad valorem special assessments:	
Special assessment rate FYE 9/30/2021	Operations and maintenance - \$0.07 - \$175.60 Debt service - \$0.60 - \$833.51
Special assessments collected FYE 9/30/2021	\$502,726
Outstanding Bonds	
Series 2007A-1, due May 1, 2037	\$2,585,000 - see Note 5

INDEPENDENT ACCOUNTANT'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, 2021. Management is responsible for the District's compliance with the specified requirements. Our responsibility is to express an opinion on the District's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide 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, 2021.

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  
June 3, 2022

CPA's + Trusted Advisors

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2022-10**

**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, 2021**

**WHEREAS**, the District’s Auditor, Keefe McCullough, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Basic Financial Statements for Fiscal Year 2021;

**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 2021 heretofore submitted to the Board is hereby accepted for Fiscal Year 2021, for the period ending September 30, 2021; and

2. A verified copy of said Audited Basic Financial Statements for Fiscal Year 2021 shall be attached hereto as an exhibit to this Resolution in the District’s “Official Record of Proceedings”.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of September, 2022.

**BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**7**

1888 NW 22nd Street  
(954) 975-0098



Pompano Beach, FL, 33069  
shenandoahus.com

DATE: August 02, 2022  
 SUBMITTED TO: Boynton Village CDD c/o  
 Wrathell Hunt and Associates, LLC  
 STREET: 2300 Glades Road, Suite 410W  
 CITY, STATE & ZIP: Boca Raton, FL 33431  
 PHONE: (561) 571-0010  
 FAX:  
 EMAIL: romd@whassociates.com  
 JOB NAME: Renaissance Commons Blvd Bridge  
 ATTENTION: Daniel Rom

PROPOSAL #P26675

We propose to furnish a crew and all necessary equipment to address punch list items per condition assessment report by WGI at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:

Mobilization	(at \$2,500.00 Each)	1 Each	\$2,500.00
Barrier Walls (Seal Cracks/Paint)	(at \$26,500.00 Fixed Cost)	1 Fixed	\$26,500.00
Concrete Sidewalks	(at \$14,250.00 Fixed Cost)	1 Fixed	\$14,250.00
Parapet Wall (Seal Cracks/Voids)	(at \$10,000.00 Fixed Cost)	1 Fixed	\$10,000.00
Asphalt joints	(at \$12,500.00 Fixed Cost)	1 Fixed	\$12,500.00
Asphalt Striping	(at \$3,500.00 Fixed Cost)	1 Fixed	\$3,500.00
Vegetation	(at \$3,500.00 Fixed Cost)	1 Fixed	\$3,500.00
Intermediate Bents (Seal/Clean)	(at \$15,000.00 Fixed Cost)	1 Fixed	\$15,000.00
<b>Estimated Total:</b>			<b>\$87,750.00</b>

Note: Temporary Bridge Closure will be Required during Asphalt Joints Patching! **MOT associated Costs are Included.**

NOTE: Shenandoah Construction is not an engineering firm nor does it assume responsibility for any engineering design; therefore, we offer this proposal as our professional recommendation and interpretation of what could potentially work for the client or owner needs. By accepting this proposal, the client or owner accepts Shenandoah Construction recommendations to proceed with the work as described above.

This proposal may be withdrawn if not accepted within 30 days. Payment terms are 50% deposit upon acceptance and 50% balance 30 days after completion.  
 (If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Price above is only an estimate of foreseen conditions. Unforeseen conditions can affect the amount of time to complete the work, therefore increasing or decreasing estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Unless noted above engineering, permits, testing and bonds are not included in the pricing. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Parties to this proposal/contract expressly waive all tort claims against each other and limit their remedies to breach of contract.

1888 NW 22nd Street  
(954) 975-0098



**SHENANDOAH**

Pipe Inspection & Restoration Specialist

Pompano Beach, FL, 33069  
shenandoahus.com

SIGNATURE:

SHENANDOAH GENERAL CONSTRUCTION CO.  
Ramy Wassef

TITLE  
Estimator

DATE  
08/02/2022

ACCEPTANCE OF PROPOSAL / SIGN & RETURN

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE: \_\_\_\_\_

COMPANY NAME:  
REPRESENTATIVE:

DATE:  
TITLE:

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**8**



## SECOND AMENDMENT TO PORTER SERVICES AGREEMENT

**THIS SECOND AMENDMENT TO PORTER SERVICES AGREEMENT** (the “Second Amendment”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between:

**BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the city of Boynton Beach, in Palm Beach County, Florida, and whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District”), and

**INTER KLEEN, INC.**, a Florida corporation, whose address is 1599 SW 30<sup>th</sup> Avenue, Suite 4, Boynton Beach, Florida 33426 (hereinafter “Contractor”).

### RECITALS

**WHEREAS**, the District is a community development district established pursuant to Chapter 190, Florida Statutes, situated in Palm Beach County, Florida; and

**WHEREAS**, the District and Contractor entered into a Porter Services Agreement on August 16, 2018 (the “Agreement”), amended on October 1, 2020 (the “First Amendment”); and

**WHEREAS**, the Contract has requested an increase of the porter services due to the increase of operation expenses of the services of \$70.00 per month and the District has agreed to this increase and amend the Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**Section 1. Recitals.** The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**Section 2. “Section 3. Compensation.”** of the Agreement is hereby amended and revised to provide for payment by District to the Contractor in the amount of **ONE THOUSAND THREE and 00/100 (\$1,300.00)** per month.

**Section 4.** The effective date of this First Amendment shall be January 1, 2023.

**Section 5.** In all other respects, the Agreement between the parties is hereby ratified, reaffirmed and shall remain in full force and effect as provided by its own terms.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

**IN WITNESS WHEREOF**, the parties execute this First Amendment and further agree that it shall take effect January 1, 2023.

Attest:

**BOYNTON VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chair/Vice-Chair

\_\_\_\_\_ day of \_\_\_\_\_, 2022

**INTER KLEEN, INC., a Florida corporation**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**9**



# Proposal

14124 Smith Sundy Road  
Delray Beach, FL 33446  
561-637-9891 | office@ospreylandscape.com

**DATE:** June 7, 2022  
Irrigation Extra

**BILL TO:**

Boynton Village CDD:Cortina Greenway - Maintenance  
c/o Wrathell, Hunt & Associates 2300 Glades Road, Suite  
410W Boca Raton, FL 33431  
romd@whhassociates.com, cerbonec@whhassociates.com

DESCRIPTION	Parts	QTY	COST	TOTAL
Install 4 Decoders and Redo wiring for downed zones	ICD 100 Hunter Decoder, DBY connectors and dri- splice	4.00	\$540.00	\$2,160.00
			<b>TOTAL</b>	<b>\$2,160.00</b>

Please approve prior to commencement of work. Thank you!

6.13.2022

Daniel Rom, District Manager

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**10**

**TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES**

**INTRODUCTION**

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc. ) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
  - o Private entities or citizens
  - o Federal government
  - o State government, including the Florida Department of Transportation (FDOT)
  - o Water Management Districts
  - o School districts
  - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

**These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.**

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

## Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Boynton Village Community Development District
Name of stormwater utility, if applicable:	Not applicable
Contact Person	
Name:	Daniel Rom
Position/Title:	District Manager
Email Address:	romd@whhassociates.com
Phone Number:	561-571-0010

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District



**Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)**

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

**Part 1.1 Narrative Description:**

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

None

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Part 1.2 Current Stormwater Program Activities:**

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:

- Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):

- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	No
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program ( <i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc. )?	No
A system for managing stormwater complaints?	No
Other specific activities?	

Notes or Comments on any of the above:

**Part 1.3 Current Stormwater Program Operation and Maintenance Activities**

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Yes

Notes or Comments on the above:

Not applicable

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	No
Sediment removal from the stormwater system (vector trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, etc. )?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

**Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)**

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	4,306.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	Feet
Estimated number of storage or treatment basins ( <i>i.e.</i> , wet or dry ponds):	3	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems ( <i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures ( <i>e.g.</i> , operable gates and weirs that control canal water levels):	1	
Number of stormwater treatment wetland systems:	0	
Other:		
	0.00	

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No
Other Best Management Practices:		
None		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
  - GIS program
  - MS4 permit application
  - Aerial photos
  - Past or ongoing budget investments
  - Water quality projects
- Other(s):
- Design plans and asbuilts. Site visit.

**Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)**

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

**Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)**

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

None or N/A

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc. ).

Not applicable

[Proceed to Part 5](#)

**Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)**

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**Part 5.1 Routine Operation and Maintenance**

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	4	4	5	5	6
Brief description of growth greater than 15% over any 5-year period:					





**Part 5.2 Future Expansion (Committed Funding Source)**

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

**5.2.1 Flood Protection (Committed Funding Source):** Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vactor/jet trucks.

**5.2.2 Water Quality Projects (Committed Funding Source):** Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

**Expansion Projects with a Committed Funding Source**

**5.2.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
NONE					

**5.2.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
NONE					

**Part 5.3 Future Expansion with No Identified Funding Source**

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

**5.3.1 Future Flood Protection with No Identified Funding Source:** Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

**5.3.2 Future Water Quality Projects with no Identified Funding Source:** Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

**Expansion Projects with No Identified Funding Source**

**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
NONE					

**5.3.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
NONE					

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input type="checkbox"/>	Other(s):

**Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change**

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
NONE		0			

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
NONE					

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system? No
- If no, how many facilities have been assessed? N/A
- Does your jurisdiction have a long-range resiliency plan of 20 years or more? No
- If yes, please provide a link if available:
- If no, is a planning effort currently underway? No

**Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)**

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**End of Useful Life Replacement Projects with a Committed Funding Source**

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
DRAINAGE		15		15	

**End of Useful Life Replacement Projects with No Identified Funding Source**

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Lake slope and drainage outfall repair		125			

**Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)**

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

**Routine O&M**

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund			
2016-17	Lake maintenance	3,127					
2017-18	Lake maintenance	4,010					
2018-19	Lake maintenance	3,660					
2019-20	Lake maintenance	3,355					
2020-21	Lake maintenance	3,795					

**Expansion**

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund			
2016-17	Lake Modification	50,000					
2017-18							
2018-19							
2019-20							
2020-21							

**Resiliency**

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund			
2016-17	NONE						
2017-18							
2018-19							
2019-20							
2020-21							

**Replacement of Aging Infrastructure**

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund			
2016-17	NONE						
2017-18							
2018-19							
2019-20							
2020-21							

**Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)**

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

<b>Committed Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	4	5	5	6
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	15	0	15	0
<b>Total Committed Revenues (=Total Committed Projects)</b>	<b>19</b>	<b>5</b>	<b>20</b>	<b>6</b>

<b>No Identified Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	125	0	0	0
<b>Projected Funding Gap (=Total Non-Committed Needs)</b>	<b>125</b>	<b>0</b>	<b>0</b>	<b>0</b>

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

<b>Strategies for New Funding Sources</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Remaining Unfunded Needs</b>	<b>125</b>	<b>0</b>	<b>0</b>	<b>0</b>













Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0

<b>Total of Projects without Project Type and/or Funding Source Type</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
--	--	--	----------	----------	----------	----------	----------

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JULY 31, 2022**



**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
JULY 31, 2022**

	Major Funds				Total Governmental Funds
	General	Special Revenue	Debt Service	Capital Projects	
<b>ASSETS</b>					
Cash - SunTrust					
General fund	\$ 121,072	\$ -	\$ -	\$ -	\$ 121,072
Special revenue fund	181,159	-	-	-	181,159
Investments - US Bank					
Revenue account - (A-1) 1950 Congress	-	-	92,482	-	92,482
Revenue account - (A-2) SFL Devco / WR1 & WR2	-	-	7,296	-	7,296
Reserve account - (A-1) 1950 Congress	-	-	181,795	-	181,795
Reserve account - (A-2) SFL Devco	-	-	749	-	749
Prepayment A-2 - US Bank	-	-	3,487	-	3,487
Construction account	-	-	-	199	199
Due from other	200	-	-	-	200
Due from other funds					
General	-	181,159	-	-	181,159
Debt service	70	-	-	-	70
Utility deposits	-	388	-	-	388
Total assets	<u>\$ 302,501</u>	<u>\$ 181,547</u>	<u>\$ 285,809</u>	<u>\$ 199</u>	<u>\$ 770,056</u>
<b>LIABILITIES</b>					
<b>Liabilities:</b>					
Accrued wages payable	400	-	-	-	400
Due to other funds					
General	-	-	70	-	70
Special revenue	181,159	-	-	-	181,159
Due to Developer	96	-	-	-	96
Total liabilities	<u>181,655</u>	<u>-</u>	<u>70</u>	<u>-</u>	<u>181,725</u>
<b>FUND BALANCES</b>					
<b>Assigned:</b>					
Debt service	-	-	285,739	-	285,739
Capital projects	-	-	-	199	199
3 months working capital	-	36,339	-	-	36,339
Landscape post construction	-	30,000	-	-	30,000
Hard woods trimming	-	7,500	-	-	7,500
Committed					
3 months working capital	32,383	-	-	-	32,383
Bridge	6,000	-	-	-	6,000
Irrigation/pump-station	16,000	-	-	-	16,000
Unassigned	66,463	107,708	-	-	174,171
Total fund balances	<u>120,846</u>	<u>181,547</u>	<u>285,739</u>	<u>199</u>	<u>588,331</u>
Total liabilities and fund balances	<u>\$ 302,501</u>	<u>\$ 181,547</u>	<u>\$ 285,809</u>	<u>\$ 199</u>	<u>\$ 770,056</u>

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ -	\$ 97,280	\$ 97,000	100%
Interest and miscellaneous	3	31	-	N/A
Total revenues	<u>3</u>	<u>97,311</u>	<u>97,000</u>	100%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	2,000	4,000	50%
Management	3,702	37,018	44,422	83%
Legal	2,175	6,925	10,000	69%
Engineering	1,299	2,701	7,000	39%
Audit	-	6,900	7,100	97%
Assessment roll preparation	667	6,667	8,000	83%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	292	2,917	3,500	83%
Trustee	-	4,771	5,000	95%
Postage	7	48	750	6%
Legal advertising	-	-	1,500	0%
Annual district filing fee	-	175	175	100%
Insurance	-	6,695	6,840	98%
Office supplies	-	-	500	0%
Other current charges	44	511	750	68%
Website: hosting and maintenance	-	705	705	100%
Website: ADA compliance	-	210	210	100%
Total professional & administrative	<u>8,186</u>	<u>78,243</u>	<u>101,652</u>	77%
<b>Operating services</b>				
Insurance: property	-	570	570	100%
Repairs and maintenance				
Pump station	-	782	2,000	39%
Bridge	-	5,750	500	1150%
Total operating services	<u>-</u>	<u>7,102</u>	<u>3,070</u>	231%
<b>Other fees and charges</b>				
Tax collector	-	973	1,010	96%
Information systems services	-	770	2,030	38%
Property appraiser	-	33	38	87%
Total other fees and charges	<u>-</u>	<u>1,776</u>	<u>3,078</u>	58%
Total expenditures	<u>8,186</u>	<u>87,121</u>	<u>107,800</u>	81%

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JULY 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Excess/(deficiency) of revenues over/(under) expenditures	(8,183)	10,190	(10,800)	
Fund balances - beginning	129,029	110,656	90,245	
Fund balances - ending	23			
Committed				
3 months working capital	32,383	32,383	32,383	
Bridge	6,000	6,000	6,000	
Irrigation/pump-station	16,000	16,000	16,000	
Unassigned	66,463	66,463	25,062	
Fund balances - ending	<u>\$120,846</u>	<u>\$ 120,846</u>	<u>\$ 79,445</u>	

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
SPECIAL REVENUE FUND  
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ -	\$ 117,839	\$ 117,493	100%
Total revenues	<u>-</u>	<u>117,839</u>	<u>117,493</u>	100%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Landscape maintenance	6,400	64,000	90,000	71%
Plant replacements	-	-	2,500	0%
Property maintenance	1,355	13,243	15,000	88%
Electric	185	1,796	2,000	90%
Property insurance	-	2,552	3,024	84%
Repairs & maintenance - general	-	665	7,500	9%
Repairs & maintenance - irrigation (non pump station)	-	7,654	10,000	77%
Contingency/other	-	-	5,000	0%
Total professional & administrative	<u>7,940</u>	<u>89,910</u>	<u>135,024</u>	67%
<b>Other fees and charges</b>				
Tax collector	-	1,179	1,224	96%
Property appraiser	-	31	36	86%
Total other fees & charges	<u>-</u>	<u>1,210</u>	<u>1,260</u>	96%
Total expenditures	<u>7,940</u>	<u>91,120</u>	<u>136,284</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	(7,940)	26,719	(18,791)	
Fund balances - beginning	189,487	154,828	125,691	
Fund balance - ending				
Assigned: 3 months working capital	36,339	36,339	36,339	
Assigned: landscape post construction	30,000	30,000	30,000	
Assigned: hard woods trimming & plant replacement	7,500	7,500	7,500	
Unassigned	107,708	107,708	33,061	
Fund balances - ending	<u>\$181,547</u>	<u>\$ 181,547</u>	<u>\$106,900</u>	

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND - SERIES 2007  
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ -	\$ 250,291	\$ 249,559	100%
Interest	163	248	-	N/A
Total revenues	<u>163</u>	<u>250,539</u>	<u>249,559</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	100,000	100,000	100%
Principal prepayments	-	10,000	-	N/A
Interest	-	148,350	149,213	99%
Total debt service	<u>-</u>	<u>258,350</u>	<u>249,213</u>	104%
<b>Other fees and charges</b>				
Tax collector	-	2,503	2,600	96%
Property appraiser	-	85	98	87%
Total other fees and charges	<u>-</u>	<u>2,588</u>	<u>2,698</u>	96%
Total expenditures	<u>-</u>	<u>260,938</u>	<u>251,911</u>	104%
Excess/(deficiency) of revenues over/(under) expenditures	163	(10,399)	(2,352)	
Fund balances - beginning	<u>285,576</u>	<u>296,138</u>	<u>293,676</u>	
Fund balances - ending	<u>\$ 285,739</u>	<u>\$ 285,739</u>	<u>\$ 291,324</u>	

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND - SERIES 2007  
FOR THE PERIOD ENDED JULY 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>
<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	 199	 199
Fund balances - ending	<u><u>\$ 199</u></u>	<u><u>\$ 199</u></u>

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**  
**MINUTES OF MEETING**  
**BOYNTON VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Boynton Village Community Development District held a Regular Meeting on June 8, 2022, at 2:00 p.m., at Pacifica Apartments, 1100 Audace Avenue, Boynton Beach, Florida 33426.

**Present were:**

Tierra Smith	Chair
James Wallace, III	Vice Chair
Edward Turner, Jr.	Assistant Secretary

**Also present were:**

Jamie Sanchez	District Manager
Daniel Rom (via telephone)	Wrathell, Hunt and Associates LLC

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 2:03 p.m. Supervisors Smith, Wallace and Turner were present in person. Supervisor Stojanovic was not present. One seat was vacant

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2022-07, Approving a Revised Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Sanchez presented Resolution 2022-07 and read the title.

Mr. Rom stated the reason for today's meeting is because, at the previous meeting, the Board approved the proposed Fiscal Year 2023 budget but, since the estimates were received and the budget for the "Bridge" line item must be increased significantly, which will increase



42 the assessments. This updated proposed Fiscal year 2023 budget includes the following changes  
43 compared to the original version:

- 44 ➤ Page 1, "Bridge" line item: Increased from \$500 to \$115,000
- 45 The \$115,000 amount includes a \$15,000 buffer in case the number continues to rise.
- 46 ➤ Page 5, "Electric" line item: Increased to from \$2,000 to \$2,500

47 Mr. Rom explained that a second proposal for bridge repair work was received and it  
48 matched the first proposal of \$100,000. He conferred with the company that conducts bridge  
49 inspections and was told the increased costs are attributable to inflation and supply chain and  
50 service industry issues; it was recommended that the CDD budget appropriately for the repairs.  
51 Before the meeting, he contacted each Supervisor individually and explained the reasons for  
52 the increase.

54 **On MOTION by Ms. Smith and seconded by Mr. Wallace, with all in favor,**  
 55 **Resolution 2022-07, Approving a Revised Proposed Budget for Fiscal Year**  
 56 **2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for**  
 57 **September 14, 2022 at 2:00 p.m. at the Sea Lofts at Boynton Village, 600 Sea**  
 58 **Lofts Drive, Boynton Beach, Florida 33426; Addressing Transmittal, Posting and**  
 59 **Publication Requirements; Addressing Severability; and Providing an Effective**  
 60 **Date, was adopted.**

61  
62  
63 **FOURTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
 64 **Statements as of April 30, 2022**

65  
66 Mr. Rom presented the Unaudited Financial Statements as of April 30, 2022.

67  
68 **On MOTION by Ms. Smith and seconded by Mr. Wallace, with all in favor, the**  
 69 **Unaudited Financial Statements as of April 30, 2022, were accepted.**

70  
71  
72 **FIFTH ORDER OF BUSINESS** **Approval of May 11, 2022 Regular Meeting**  
 73 **Minutes**

74  
75 Ms. Sanchez presented the May 11, 2022 Regular Meeting Minutes.

76 The following changes were made:

- 77 Line 13: Insert "(appointed at meeting)" after "Secretary"
- 78 Line 14: Insert "Tanja Stojanovic" and "Assistant Secretary (appointed at meeting)"
- 79 Line 19: Delete

80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111

**On MOTION by Mr. Wallace and seconded by Mr. Turner, with all in favor, the May 11, 2022 Regular Meeting Minutes, as amended, were approved.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.***

There was no report.

**B. District Engineer: *Schnars Engineering Corporation***

There was no report.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

Mr. Rom stated as of April 15, 2022, there are 800 registered voters in the District.

- **NEXT MEETING DATE: July 13, 2022 at 2:00 P.M., at Pacifica Apartments, 1100 Audace Avenue, Boynton Beach, Florida 33426**

○ **QUORUM CHECK**

The July and August meetings would likely be canceled and, if so, the next meeting would be held on September 14, 2022.

**SEVENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests**

There were no Supervisors' requests.

**NINTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Ms. Smith and seconded by Mr. Wallace, with all in favor, the meeting adjourned at 2:12 p.m.**

112  
113  
114  
115  
116  
117

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

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

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
B**

**Boynton Village  
Community Development District  
(BVCDD)**

**Engineer's Certificate  
for  
Trust Indenture**

Prepared for:

**Boynton Village  
Community Development District  
Board of Supervisors  
Boynton Beach, Florida**

September 8, 2022

Prepared by:



947 Clint Moore Road  
Boca Raton, FL 33487  
Voice: 561-241-6455  
Fax: 561-241-5182  
E-mail: [jeff@schnars.com](mailto:jeff@schnars.com)

Boynton Village CDD  
04173

# **BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

## **TABLE OF CONTENTS**

- I. Purpose and Scope**
  - II. Introduction / Project Description**
  - III. Existing Public Facilities**
    - 1. Surface Water Management System
    - 2. Water Distribution System
    - 3. Sanitary Collection and Transmission System
    - 4. Roadways
    - 5. Canal Bridge
    - 6. Irrigation Water Pumping and Transmission System
    - 7. Greenway
    - 8. City Park
  - IV. Ownership and Maintenance Responsibilities**
  - V. Facilities Inspection**
  - VI. Inspection Findings**
  - VII. Estimated Maintenance Costs for BVCDD Infrastructure**
- 
- EXHIBIT 'A' - Development Limits**
  - EXHIBIT 'B' - Tract Map**
  - EXHIBIT 'C' - Master Drainage Pipe Network**
  - EXHIBIT 'D' - Maintenance Agreement**
  - EXHIBIT 'E' - Photographs**
  - EXHIBIT 'F' - 2021 Bridge Inspection Report by WGI**

## **I Purpose and Scope**

This report is being prepared at the request of the Boynton Village Community Development District (BVCDD) to comply with the requirements of Section 9.21 of the Trust Indenture. It is the intention of this document to report on the yearly inspection of facilities owned by the BVCDD.

## **II Introduction / Project Description**

The Boynton Village Community Development District (BVCDD) was created for the purpose of financing and managing the construction, acquisition and maintenance of certain infrastructure and other site related improvements of Boynton Village, a 106.178 gross acre mixed use development located on the northeast corner of Old Boynton Road and Congress Avenue in the City of Boynton Beach, Florida.

The District is located in Section 30, Township 42S, Range 43E, in Palm Beach County, City of Boynton Beach, Florida. It is bounded on the west by Congress Avenue; on the south by the Old Boynton Road; on the east by the Lake Worth Drainage District E-4 canal; and on the north by the C. Stanley Weaver Canal. See Exhibit "A" for a graphical representation of the development limits. The BVCDD is generally made up of eight tracts of land which are graphically depicted on Exhibit "B".

## **III Existing Public Facilities**

### **1. Surface Water Management System.**

The surface water management system serving the Project consists of inlets, manholes and storm pipes that direct runoff to the on-site lake system for detention prior to discharge into the adjacent LWDD E-4 Canal. The surface water management system to serve the existing development is complete. Remaining surface water management facilities to be constructed include those facilities within Alta at Cortina and Cortina Phase 3.

The surface water management system also includes landscaping and irrigation within the water management tracts, including lake slopes and littoral zones, as well as feature fountains for aeration and associated electrical service.

The BVCDD owns and maintains the lake and retention areas identified on Exhibit 'A' and the drainage piping network within Renaissance Commons Boulevard and the lake interconnects.

### **2. Water Distribution**

The onsite water distribution system is composed of 6", 8", 10" and 12" diameter ductile iron mains for potable service and fire protection. All water mains to support the existing development within Boynton Village are complete, certified, and have been transferred by the BVCDD to the City of Boynton Beach Utilities Department for ownership, operation, and maintenance. Water distribution facilities in the last two projects (Cortina Phase 3 and Alta at Cortina multifamily developments) have been completed.

### **3. Sanitary Collection and Transmission System**

The Sanitary Sewer System includes force main pipes, gravity pipes, a system of manholes, and service laterals and a lift station. The lift station discharges through a force main that connects to a sanitary sewer force main that runs along Congress Avenue and ties into the City's main sewer system at Old Boynton Road.

The sewer system for the existing development within Boynton Village is complete, certified and has been transferred by the BVCDD to the City of Boynton Beach Utilities Department for ownership, operation, and maintenance. Sewer collection facilities in the last two projects (Cortina Phase 3 and Alta at Cortina multifamily developments) have been completed.

### **4. Roadways**

The CDD Roadways are Renaissance Commons Boulevard (RCB) and Audace Avenue (AA). The roadway Improvements include, but are not limited to, curb and gutter along the median and roadway edges, concrete separators, brick or concrete pavers or decorative concrete at crosswalks, feature areas or separator nosing, concrete sidewalks, lime rock base and asphalt pavement, pavement markings, regulatory signage, and required signalization improvements. Roadway Improvements also include lighting, landscaping, irrigation, and other related improvements for RCB and AA within the limits of the access easement and road tract. The roadway improvements for both roads have been completed. The RCB road tract is owned and maintained by BVCDD. The BVCDD possesses an easement over AA and, by agreement, the maintenance is the obligation of the property owner which is the same property owner as the Alta @ Cortina parcels north and south of the AA.

### **5. Canal Bridge**

The Canal Bridge includes the poured-in-place and/or pre-stressed structural bridge components, wearing surfaces and curbing, barricade and/or guardrails, pedestrian and/or bikeway surfaces and rails, street lighting, accommodations beneath the bridge for current or future aerial crossings of utilities, and pilings or caissons.

### **6. Irrigation Water Pumping and Transmission System**

The Irrigation Water Pumping and Transmission System consists of an irrigation pump station constructed within the BVCDD near the LWDD E-4 canal as well as irrigation water transmission mains, spray heads, control valves and controllers to provide service to select areas within the BVCDD. The BVCDD owns only those irrigation systems that serve the Spine Road Tract, the Greenway, and the three water management tracts that include the lake on the east side of RCB and the two ponds on the west side of RCB.



**7. GREENWAY**

The Greenway includes a 40' tract of land adjacent to the LWDD E-3 canal and a 25' tract of land adjacent to the C. Stanley Weaver Canal. The Greenway consists of sidewalk, landscaping, irrigation, lighting, drainage, and furnishings. The Greenway improvements have been completed.

**8. City Park**

The City park is a 3-acre tract located on the east side of Renaissance Commons Boulevard and west of the large lake. The improvements consist of a dog park, parking lot, landscaping, irrigation, lighting, drainage, water and sewer services, sidewalk, fence, gazebo, and furnishings. The City park land and improvements were transferred to the City of Boynton Beach and is maintained by the Boynton Town Center Master Association. The BVCDD possesses an easement over the City Park for the installation and maintenance of improvements.

**IV. Ownership and Maintenance Responsibilities**

The following table summarizes the ownership of the above-described infrastructure:

<b>Improvement</b>	<b>Ownership of Improvements</b>	<b>Maintenance Obligation</b>
1. Stormwater Management	BVCDD	BTCMA
2. Sanitary Sewer Systems	City of Boynton Beach	City of Boynton Beach
3. Water Distribution Systems	City of Boynton Beach	City of Boynton Beach
4. Roadway – Ren. Comm. Blvd	BVCDD	BTCMA
5. Roadway – Audace Ave	BVCDD	Property Owner - Alta
5. Canal Bridge	BVCDD	BVCDD
6. Irrigation Pump Station & Greenway irrigation	BVCDD	BVCDD
7. Irrigation System - other	BVCDD	BTCMA
8. Greenway	BVCDD	BVCDD
9. City Park	City of Boynton Beach	BTCMA

Items 1, 4, and 7 above are maintained by the Boynton Town Center Master Association, Inc. (BTCMA) through a Maintenance Agreement (See Exhibit D).

**V. Facilities Inspection**

Inspection was performed on August 26, 2022 of the facilities owned by the BVCDD. A visual inspection was conducted of all the asphalt roadways, curb, gutter, sidewalks, lakes and lake banks. All drainage catch basins, the discharge control structure, and the drainage pipe connections to the catch basins and lakes were inspected for debris/sediment by probing with a PVC pipe. The lake water was at the design water level elevation at the time of the inspection. No inspection of the water and sewer system was conducted since these items are no longer owned by the BVCDD. Drainage structures & piping are shown on Exhibit 'C'. Construction was completed in the last phase of the project in the Cortina Phase 3 project which includes Lake 1 modifications and a new operable outfall control structure which has been installed.

## VI. Field Inspection Findings

### 1. Surface Water Management System

#### Retention Pond 1 (South)

- a. Aerator wasn't on during inspection and setting on edge of water. (Photo 1)
- b. Portions of the pond banks have steep drop offs at the edge of water likely due to erosion from wave action and water level variations on the north & east sides that should be regraded and sodded. (Photo 2)
- c. Northwest corner shows signs of erosion and should be regraded and sodded. (Photo 3)

#### Retention Pond 2 (North)

- a. Portions of the pond banks have steep drop offs at the edge of water due to the depth and location of the outfall pipes and water level variations that should be fixed. There are faded "steep slope" warning signs in place. The south outfall pipe is completely buried in dirt (Photo 4) and the north outfall is partially buried & "STEEP SLOPE" sign is missing (Photo 5). A possible solution is to install a different pipe end treatment which would allow for the proper excavation and slope repair to occur.
- b. Aerator was not on during inspection and could not be verified if working properly.

#### Lake #1

- a. Lake banks have been modified on the northeast, east & south side of the lake and the banks properly sloped with the development of the Cortina III (Sea Lofts) project. The west & northwest sides were recently reconstructed with the Cortina Phase 1 & 2 projects. The weeds at the water line have been removed. (Photo 6) All non-native trees growing in the lake bank on the west side have been removed. (Photo 7). The Cortina Phase 3 littoral planting plan includes the littoral shelf around the entire lake. Lake 1 has been completely graded and landscaped.

#### Drainage Structures

- a. All drainage structures were probed to check sediment levels. Most structures have 6" to 12" of sediment accumulation in bottom, but this is not hindering their functionality and do not require cleaning. There are 18 drainage structures on Renaissance Commons Boulevard that have had the chains on the grates removed.

### 2. Water Distribution

The constructed Water Distribution systems have been turned over to the City of Boynton Beach for ownership and maintenance and are not the responsibility of the BVCDD. Therefore, these facilities were not reviewed.

### 3. Sanitary Collection and Transmission System

The constructed Sanitary Collection and Transmission Systems have been turned over to the City of Boynton Beach for ownership and maintenance and are not the responsibility of the BVCDD. Therefore, these facilities were not reviewed.

#### 4. Roadways

##### **Renaissance Commons Boulevard**

The asphalt surfaces, curb, gutter and sidewalks along Renaissance Commons Boulevard were observed to be in good condition except at the following locations where cracking and displacement was noticed:

- a. Sidewalk west of dog park by bus drop-off (photo 8) and behind Michaels (photo 9) are broken and should be replaced. There is a trip hazard approximately 80' north of Old Boynton Road on the west side by tree. This was grinded but flaking of concrete has left trip hazard (Photo 10). There are several chipped areas of sidewalk and curb inlet just north of the Dog Park on the east side of RCBN and should be replaced. (Photo 11 & 12) There are three sections of broken walk just north of the main entrance to "The District" east side of RCBN. (Photo 13)
- b. Several areas of the Island curb have stress cracks. These areas don't seem to have deteriorated from the previous inspection. These areas will be continued to be monitored for future displacement.
- c. Several areas of roadway have deep gouges. These areas will be continued to be monitored for future deterioration. (Photo 14 & 15)
- d. Ponding of water was previously observed in driveway and gutter north of Target. The ponding occurs at the limits of ownership and could be eliminated by regrading the driveway. This area does not seem to have deteriorated at this time. This area should be monitored for deterioration. (Photo 16)
- e. Dirt accumulation/plant growth in many various areas of the gutters should be removed. (Photo 17, 18 & 19)
- f. Visibility of Speed Limit Sign on RCBS south of the bridge is obstructed by tree. Tree should be trimmed. (Photo 20)
- g. KEEP RIGHT sign down on RCBS just before Old Boynton Road (Photo 21)
- h. The LEFT TURN ONLY sign on RCBS exiting to Old Boynton Road is on backwards. (Photo 22) There is a "One Way" sign exiting the north dog park that is not to code. (Photo 23).
- i. Asphalt around valve box at the entrance to Sea Lofts needs repair. (Photo 24)
- j. Pothole in asphalt forming on RCBN just before bridge. (Photo 25)

##### **Audace Avenue**

Audace Avenue was inspected and found to be in good condition.(Photo 26)

#### 5. Canal Bridge

An inspection of the bridge was performed on October 2021 by a structural engineer, Tim DeLand, P.E. of WGI. The district is currently in the process of obtaining construction bids for the recommendations in the report. There are minor amounts of dirt and weeds that should be removed. (Photo 27 & 28) We recommend a structural inspection every five (5) years.

**6. Irrigation Water Pumping and Transmission System**

The grass and landscaping throughout the CDD property was observed to be mostly in a healthy condition and green. A new irrigation pump station was installed in 2020 by Sullivan Electric and they have been retained to perform periodic inspections and maintenance of the irrigation pump station. (Photo 29)

**7. Greenway**

The greenway includes a 40-foot tract of land along the LWDD E-4 and a 25-foot tract of land along the SFWMD Stanley Weaver canals with landscape, multiuse path, and pedestrian light improvements. It appears as the mulch is missing throughout and needs replacing. Some trees were observed being trimmed east side to provide proper vertical clearance. (Photo 30) North side of Greenway had trees previously trimmed and appeared in good condition (Photo 31)

Bollard lighting appeared to be okay, but operation of the lights was not verified.

**8. City Park**

The Crowder dog park expansion was recently constructed and in good condition. The park is the maintenance responsibility of the BTCMA through an agreement with the City of Boynton Beach.

**VIII. Estimated Maintenance Costs for BVCDD Infrastructure**

The maintenance of certain facilities owned by the BVCDD are being maintained by the Boynton Town Center Master Association (BTCMA) through the attached agreement. Those certain facilities include Renaissance Commons Boulevard (including median landscaping; Ponds 1 and 2, and Lake 1 (including littoral areas and landscaping); and drainage pipes. The BTCMA budget was not available for review at the time of this report.

The following maintenance budget for the Greenway was approved by the BVCDD Board:

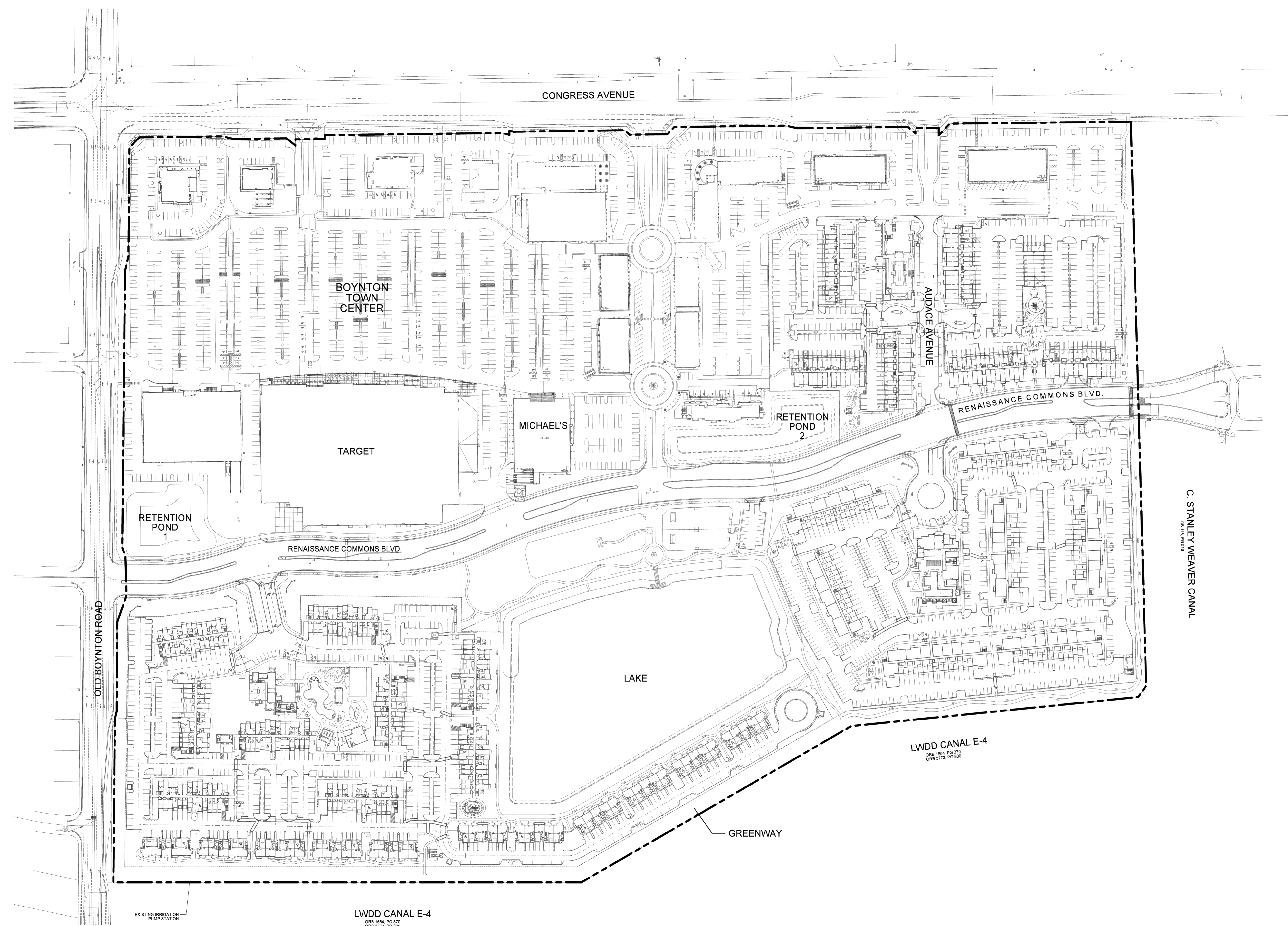
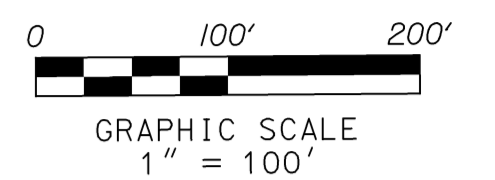
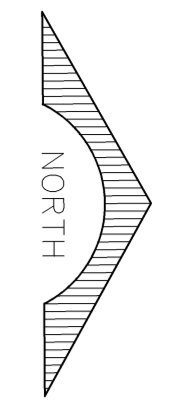
**Special Revenue Fund - Greenway Maintenance – Approved BVCDD FY 2021 Budget**

Landscape maintenance	\$90,000
Property maintenance	\$15,000
Electric	\$2,000
Property Insurance	\$3024
Repairs and Maintenance - General	\$7,500
Repairs & Maintenance – Irrigation	\$10,000
Contingency / Other	\$5,000
<b>Total</b>	<b>\$135,024</b>

**General Fund - Renaissance Commons Boulevard Bridge – Approved BVCDD FY 2021 Budget**

Irrigation Pump Station	\$2,000
Bridge Repair	\$500
Insurance	\$570
<b>Total</b>	<b>\$3,070</b>

Audace Avenue is being maintained by the Alta at Cortina property owner.



**SCHNARS**  
ENGINEERING CORPORATION

947 Clint Moore Road  
Boca Raton, Florida 33487  
Certificate of Authorization #6640

Tel: (561) 241-6455  
Fax: (561) 241-5182

OWNER:

PROJECT:

BOYNTON BEACH FLORIDA

BOYNTON VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT (BVCCD)

TASK:

EXHIBIT A  
DISTRICT LIMITS

ORIGINAL: NOV 2015

REVISIONS:

1 SEPT. 2018

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

7 \_\_\_\_\_

8 \_\_\_\_\_

9 \_\_\_\_\_

10 \_\_\_\_\_

11 \_\_\_\_\_

12 \_\_\_\_\_

SEAL

Jeffrey T. Schnars, P.E.  
Civil Engineer  
Florida Registration No. 46697  
(F.S. 115, FPM)

JOB NO. 04173

DRAWN FM

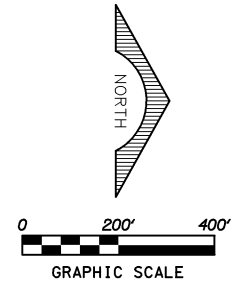
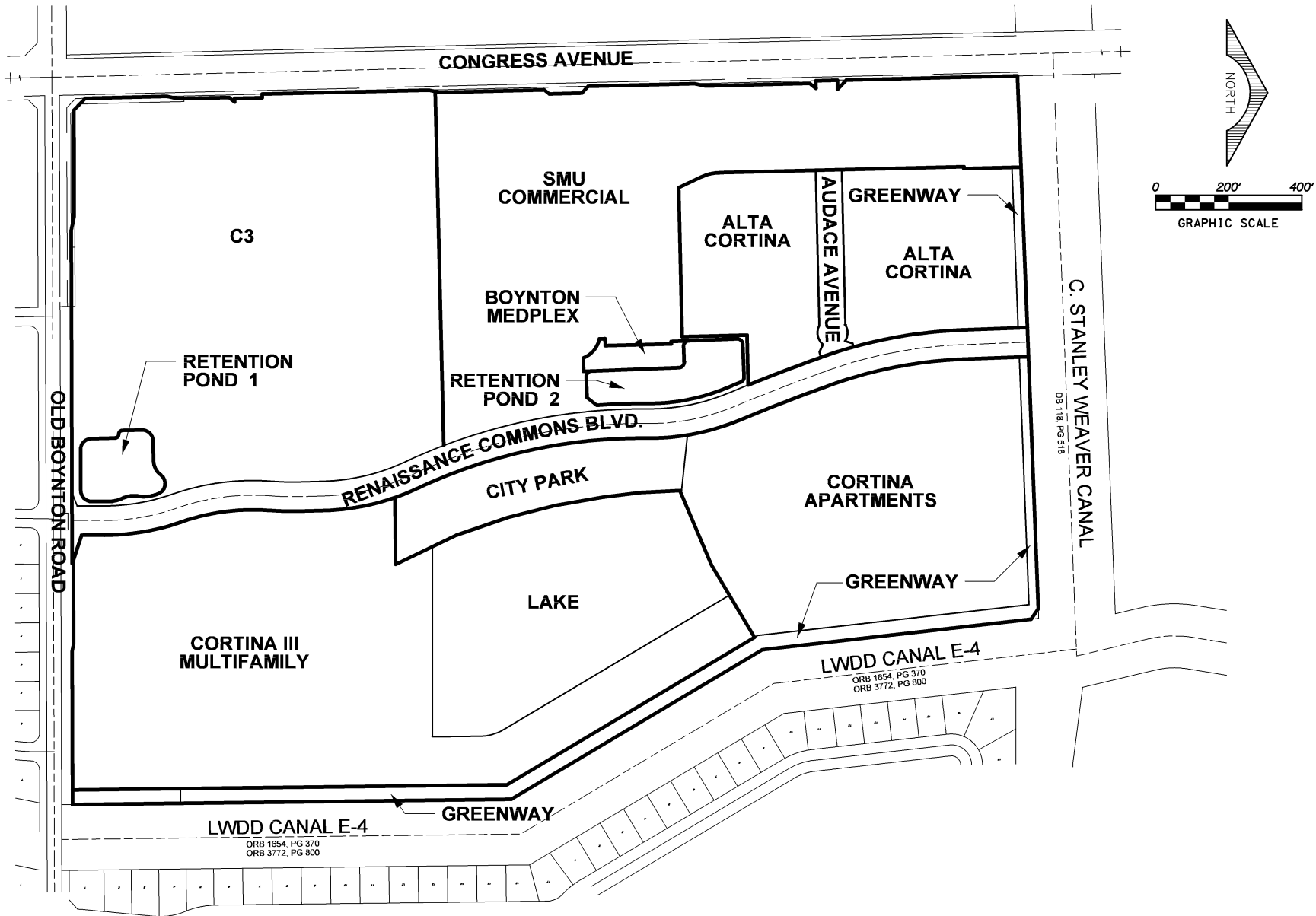
DESIGNED JTS

CHECKED JWM

Q.C. JTS

SHEET 1 of 1

1/10/2018 10:53:35 AM  
 C:\Projects\03064\04173\04173.dwg  
 1/10/2018 10:53:35 AM



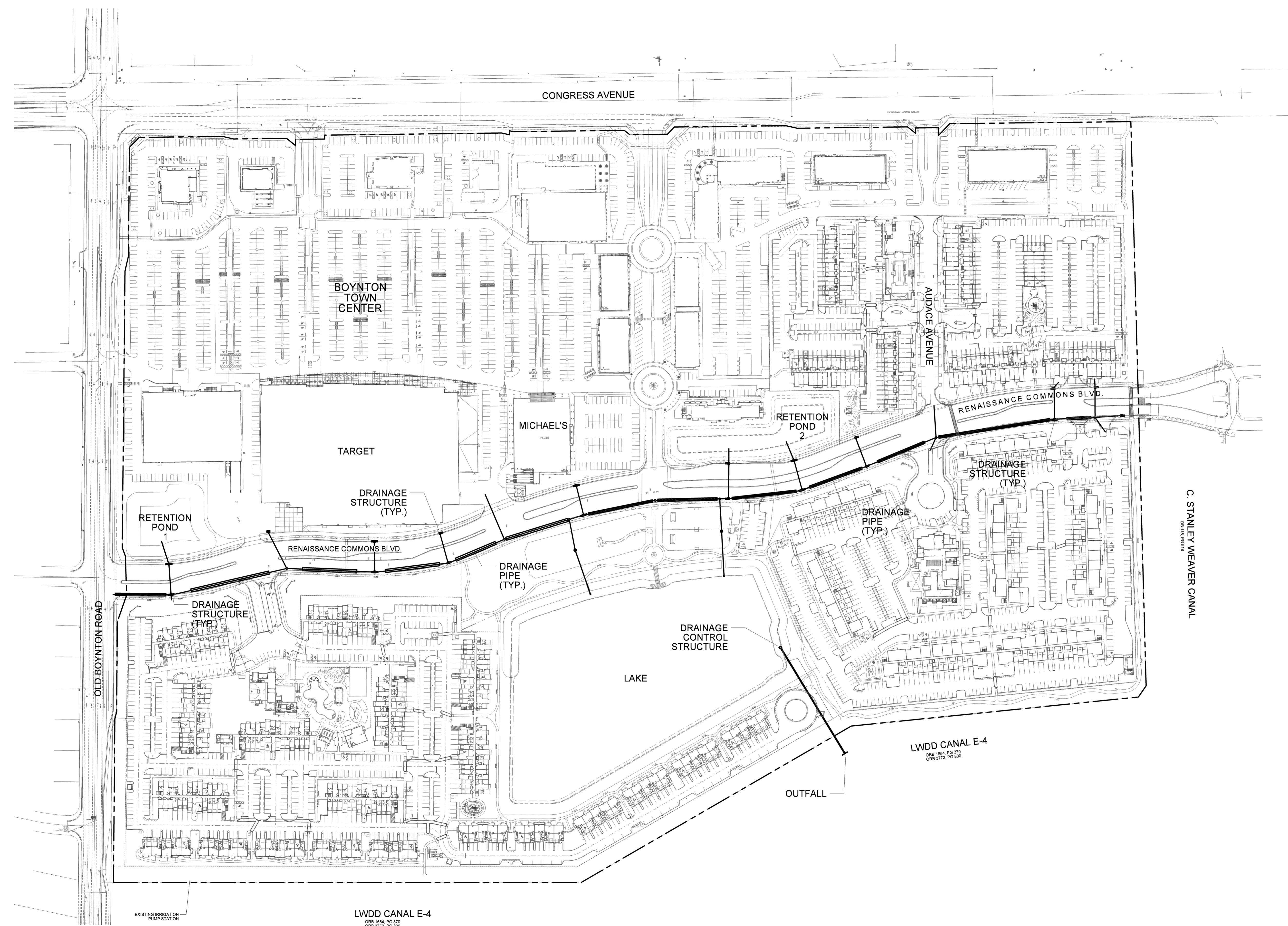
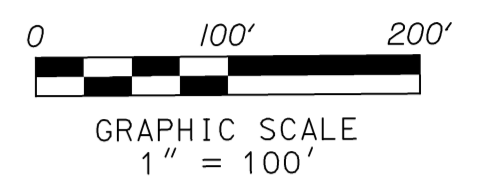
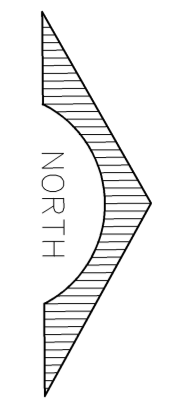
**SCHNARS**  
**ENGINEERING CORPORATION**  
 947 Clint Moore Road  
 Boca Raton, Florida 33487  
 Certificate of Authorization: #6640

Tel: (561) 241-6455  
 Fax: (561) 241-5182

PROJECT:  
**BOYNTON VILLAGE COMMUNITY  
 DEVELOPMENT DISTRICT (BV added)**

TASK:  
**EXHIBIT B  
 TRACT MAP**

JOB NO. **04173**  
 DRAWN **FM**  
 DESIGNED **JTS**  
 CHECKED **JWM**  
 Q.C. **JTS**  
 SHEET **1 of 1**



EXISTING IRRIGATION PUMP STATION  
**LWDD CANAL E-4**  
ORB 1554, PG 370  
 ORB 3172, PG 500

**SCHNARS**  
 ENGINEERING CORPORATION

947 Clint Moore Road  
 Boca Raton, Florida 33487  
 Certificate of Authorization #6640

Tel: (561) 241-6455  
 Fax: (561) 241-5182

OWNER:

PROJECT:  
**BOYNTON VILLAGE COMMUNITY  
 DEVELOPMENT DISTRICT (BV added)**  
 BOYNTON BEACH FLORIDA

TASK:  
**EXHIBIT C  
 MASTER DRAINAGE PIPE NETWORK**

ORIGINAL: NOV 2015  
 REVISIONS:  
 1 SEPT. 2018  
 2  
 3  
 4  
 5

6	
7	
8	
9	
10	
11	
12	

SEAL

Jeffrey T. Schnars, P.E.  
 Civil Engineer  
 Florida Registration No. 46697  
 (F005 116, F004)

JOB NO. **04173**  
 DRAWN **FM**  
 DESIGNED **JTS**  
 CHECKED **JWM**  
 Q.C. **JTS**  
 SHEET **1 of 1**

©Project: 030604023.dwg Date: 11/10/15 User: jts

## MAINTENANCE AGREEMENT

This Agreement is made and entered into this 20 day of June, 2008 ("the Effective Date"), by and between:

**BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Palm Beach County, Florida, whose mailing address is c/o Wrathell, Hart, Hunt and Associates, LLC, 6131 Lyons Road, Suite 100, Coconut Creek, Florida 33073 (the "District"); and

**BOYNTON TOWN CENTER MASTER ASSOCIATION, INC.**, a Florida non-profit corporation, whose mailing address is 5858 Central Avenue, St. Petersburg, FL 33707 (the "Association").

### RECITALS

**WHEREAS**, the District is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended;

**WHEREAS**, the District, pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, desires to proceed with the discharge of its duties, including but not limited to its administrative and legal functions and the preparation of certain plans and specifications for, and the acquisition, construction and maintenance of, among other things, road improvements and storm water management improvements ("Improvements" as further defined herein below);

**WHEREAS**, the District and the Association desire to provide for maintenance of the Improvements; and

**WHEREAS**, The Association on behalf of and for the benefit of its members has agreed to provide, pursuant to the terms of the Agreement, certain maintenance services and materials;

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained, and for Ten and no/100ths (\$10.00) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, and subject to the terms and conditions hereof, the District and the Association agree as follows:

#### 1.0 Recitals

The above recitals are deemed true and correct to the best of the knowledge of the parties and are incorporated into this Agreement.



## **2.0 Description of Improvements**

The Improvements that are the subject of this Agreement are more fully described in the attached Exhibit "A", which exhibit is incorporated by reference.

## **3.0 Performance**

The District and the Association hereby agree, as follows:

(A) the Association shall provide, and be solely responsible for all costs and liabilities that are associated with or arise out of, the maintenance services and materials as set forth in the attached Exhibit "B" (the "Maintenance Services"), which exhibit is incorporated in its entirety and made a part hereof by reference, for the Improvements; and

(B) the Maintenance Services shall be provided by the Association in a competent and professional manner using qualified and experienced employees or contractors with such frequency as is necessary and reasonable in the industry and under the circumstances in order to ensure that the Improvements are properly maintained and continue to function with their intended purpose. In addition, since each of the Improvements may require different types of maintenance and materials, the maintenance intervals and the time periods within which maintenance tasks must be performed and the materials to be used by the Association shall be flexible and adjusted periodically depending on the condition of each of the Improvements and particular maintenance needs; and

(C) the Maintenance Services shall be provided by the Association in strict compliance with all governmental entities' and agencies' permits, requirements, rules, acts, statutes, ordinances, orders, regulations and restrictions, including but not limited to the following entities, if applicable, (a) the District; (b) South Florida Water Management District; (c) Florida Department of Environmental Protection; (d) Palm Beach County, Florida; and (e) any municipality with jurisdiction, either now or in the future.

(D) the Maintenance Services shall be provided by the Association without interfering in any way with or encumbering the use, access, ingress, egress, easement, right-of-way, dedication, ownership or other right or interest of the District in the Improvement or in the real property where each Improvement is located; and

(E) the Association shall timely pay all invoices, or other manner of billing, for all persons or entities with whom the Association may have contracted or arranged to provide services or materials in fulfillment of its obligations under this Agreement, including the District as provided for in sections 5.0 and 6.0 herein.

## **4.0 The Association's Responsibility for Acts of Force Majeure**

The District and the Association agree that the Maintenance Services herein assumed by the Association shall not include, by way of example but not limitation, the repair or replacement of the

Improvements that are damaged as a result of a hurricane, tornado, windstorm, freeze damage, fire, drought or flooding.

### **5.0 Emergency Intervention by the District**

In the event of an emergency, as determined by the District in its reasonable sole discretion, and regardless of any language in this Agreement to the contrary or any language in any contract or arrangement that the Association may have with third parties concerning the Maintenance Services for the Improvements, the District reserves the unilateral and exclusive right to implement or initiate, without advance notice, the following:

(A) the provision of maintenance services or materials for any one or more of the Improvements; and

(B) the removal, modification, relocation, or replacement, as the case may be and in the District=s sole discretion, of one or more of the Improvements.

Further, in such event, the Association agrees that upon the District=s commencement of a maintenance program or provision of maintenance services or materials for any one of the Improvements pursuant to this section, the District shall issue to the Association a written invoice for the costs incurred pursuant to this section, and the Association shall pay said invoice in full within thirty (30) calendar days following receipt of the invoice. A failure to timely pay the invoice in full shall be deemed a material breach of this Agreement.

### **6.0 Remedies, Default, and Specific Performance**

The District may elect any of one or more of the following remedies, as well as any other remedies available in law or equity, if the Association should default in carrying out the terms and conditions of this Agreement, namely:

(A) Material Breach by Association. Any failure of the Association to comply with sections 3 or 4 of this Agreement shall be deemed a material breach of this Agreement. In the event of a material breach of this Agreement, the District, at its sole discretion and without advance notice or opportunity to cure, may elect to initiate its own maintenance program or provide such maintenance services and materials and thereby assume full control over maintenance of some or all of the Improvements; provided, however, the District shall be obligated to give a subsequent oral or written notice to the Association as soon as is reasonably possible, but in no event later than five (5) business days after commencement of a maintenance program or maintenance services or materials by the District pursuant to the authority of this section.

(B) Default by Association. If the Association should fail, refuse or neglect to furnish or perform any one or more of the required Maintenance Services within thirty (30) days from the date of receipt of a written notice of default from the District, then in that event the District, at its sole discretion and without further notice, may elect to (i) initiate a maintenance program or provide such

maintenance services and materials and thereby assume full maintenance responsibility as to some or all of the Improvements or (ii) remove, modify, relocate, or replace, as the case may be and in the District's reasonable sole discretion, one or more of the Improvements.

(C) Discontinuation and Reimbursement by Association. At such time as the District should commence a maintenance program or provide maintenance services or supplies for one or more of the Improvements under this section, and upon receipt of the oral or written notice from the District, the Association shall promptly discontinue the provision of Maintenance Services as to same until such time as is otherwise agreed to in writing by and between the parties hereto, and regardless of any contracts or arrangements with third parties into which the Association may have entered to perform Maintenance Services.

Further, in such event, the Association agrees that upon the District's commencement of a maintenance program or provision of maintenance services or materials for any one of the Improvements and every year thereafter on or about September 30th, the District shall issue to the Association a written invoice setting forth the estimated amount of money the District reasonably calculates it will need to have on hand, for the next twelve (12) months, in order to implement and carry out its maintenance program or provision of maintenance services or materials. The Association shall pay said invoice in full within thirty (30) calendar days following receipt of the invoice. A failure to timely pay the invoice in full shall be deemed a material breach of this Agreement.

(D) Other Remedies and Opportunity to Cure. At the sole discretion of the District, a breach or material default by the Association under the Agreement, including a failure to timely pay an invoice, shall entitle the District to all remedies available in law or equity or in an administrative tribunal, which shall include but not be limited to the right of damages, injunctive relief and specific performance. In the event of the Association's default under this Agreement, the parties agree and stipulate as to the irreparable harm of such default and as to the absence of adequate remedies at law; therefore, the District shall have, in addition to such rights and remedies as provided by general application of law, the right to obtain specific performance of, and injunctive relief concerning, the Association's obligations hereunder.

However, except for emergency situations (as so reasonably determined by the District), before the District may initiate legal action for the Association's failure or default under this Agreement, the District shall provide advance written notice to the Association of the nature of the alleged failure or default and afford a ten (10) calendar day cure period, and the Association, shall have ten (10) calendar days following the date of receipt of said notice to cure the alleged failure or default through appropriate and substantive remedial action.

## **7.0 Indemnification**

The Association does hereby indemnify and hold the District harmless of and from any and all loss or liability that the District may sustain or incur by reason of the Association's assumption of the Maintenance Services for the Improvements, including any that may result from or arise out of the

Association's misfeasance, malfeasance, non-feasance, negligence or failure to carry out its obligations under this Agreement, with said indemnification and hold harmless to include but not be limited to: (A) direct costs and damages, (B) indirect or consequential costs and damages (provided there is a proximate cause relationship) and (C) any and all injuries or damages sustained by persons or damage to property, including such reasonable attorney's fees and costs (including appellate, arbitration, or mediation) that may be incurred by the District that relate thereto. Provided, however, it is understood that this section does not (i) indemnify the District for the Association's misfeasance, malfeasance, non-feasance, negligence or failure to carry out the terms and conditions of this Agreement if same is caused by, or at, that direction of the District or (ii) authorize the Association to select or provide legal counsel on behalf of the District.

## **8.0 Insurance**

The Association shall be required, on or before the date of the execution of this Agreement and without any interruption or lapse thereafter, to provide to the District a Certificate of Insurance reflecting insurance coverage for the Association in such amounts and in accordance with the requirements set forth on the attached Exhibit "C", which exhibit is incorporated by reference. Further, said Certificate of Insurance shall on its face reflect the following, including but not limited to:

- (A) the District as an additional insured to the extent of limits of liability set forth in the attached Exhibit "C"; and
- (B) the District as the certificate holder of the Certificate of Insurance; and
- (C) a statement that the insurance coverage represented by the Certificate of Insurance shall not be terminated, canceled or reduced unless thirty (30) days prior written notice of such termination, cancellation or reduction (or ten (10) days if terminated or canceled for non-payment) is mailed by first class U.S. Mail to the District.

## **9.0 Term of Agreement**

This Agreement shall take effect as of the Effective Date first written above. Unless terminated as otherwise permitted in this Agreement, the term of this agreement shall expire on midnight of December 31st of the year that is five (5) years following the year of the Effective Date first written above. This Agreement shall automatically renew for additional five (5) years, commencing at 12:01 a.m. on January 1st of the following year, unless the Association provides written notice before 5:00 p.m. on April 1st of the year in which the then-current term will expire that the Association intends not to renew for an additional term.

In addition to the rights and methods of termination established pursuant to any other provision of this Agreement, the District may terminate this Agreement at any time for any reason in its sole discretion by providing at least 90 days written notice to the Association of its intent to terminate this Agreement pursuant to this provision.

**10.0 Miscellaneous Provisions**

**10.1 Time of the Essence:** Time is of the essence with respect to this Agreement.

**10.2 Notices:** All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing (including facsimile) and shall be (as elected by the person giving such notice) hand delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

**AS TO THE DISTRICT:** Boynton Village Community Development District  
c/o Wrathell, Hart, Hunt and Associates, LLC  
6131 Lyons Road, Suite 100  
Coconut Creek, Florida 33073  
Attention: District Manager

**With a copy to:** Billing, Cochran, Heath, Lyles, Mauro and Ramsey, P.A.  
888 S.E. 3<sup>rd</sup> Avenue, Suite 301  
Fort Lauderdale, FL 33316  
Attention: Dennis E. Lyles

**AS TO THE ASSOCIATION:** Boynton Town Center Master Association, Inc.  
5858 Central Avenue  
St. Petersburg, FL 33707

**10.3 Entire Agreement:** The parties agree that this instrument embodies the complete understanding of the parties with respect to the subject matter of this Agreement and supersedes all other agreements, verbal or otherwise. This Agreement contains the entire understanding between District and Developer and each agrees that no representation was made by or on behalf of the other that is not contained in this Agreement and that in entering into this Agreement neither party relied upon any representation not herein contained.

**10.4 Amendment and Waiver:** This Agreement may be amended only by a written instrument signed by both parties. If any party fails to enforce their respective rights under this Agreement, or fails to insist upon the performance of the other party's obligations hereunder, such failure shall not be construed as a permanent waiver of any rights as stated in this Agreement.

**10.5 Severability:** The parties agree that if any part, term or provision of this Agreement is held to be illegal or in conflict with any law of the State of Florida or with any federal law or regulation, such provision shall be severable, with all other provisions remaining valid and enforceable.

**10.6 Controlling Law:** This Agreement shall be construed under the laws of the State of Florida.

**10.7 Authority:** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

**10.8 Costs and Fees:** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

**10.9 Successors and Assignment:** The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of Developer and District, their heirs, executors, receivers, trustees, successors and assigns. This Agreement may not be assigned without the written consent of all parties, and such written consent shall not be unreasonably withheld.

**10.10 No Third-Party Beneficiaries:** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**10.11 Arm's Length Transaction:** This Agreement has been negotiated fully between the parties in an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

**10.12 Execution of Documents:** Each party covenants and agrees that it will at any time and from time to time do such acts and execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such documents reasonably requested by the parties necessary to carry out fully and effectuate the transaction or performance herein contemplated.

**10.13 Construction of Terms:** Whenever used, the singular number shall include the plural, the plural the singular; and the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

**10.14. Captions:** The captions for each section of this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope of intent of this Agreement, or the intent of any provision hereof.

**10.15 Counterparts:** This Agreement may be executed in two or more counterparts, each of which shall be and be taken to be an original, and all collectively deemed one instrument.

[INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

ATTEST:

BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT

[Signature], Secretary

By: [Signature], Chair

Address:

\_\_\_\_\_ day of \_\_\_\_\_, 2008

STATE OF FLORIDA }  
COUNTY OF Pineellas }

The foregoing instrument was acknowledged before me this 19 day of June, 2008, by Joseph Filippelli as Chair of the Board of Supervisors for **BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced \_\_\_\_\_ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

[Signature]

Notary Public

Sharon M. Vizandiou

Commission # DD473101

Expires October 21, 2009

Bonded Troy Fair - Insurance, Inc 800-385-7019

My commission expires:

STATE OF FLORIDA }  
COUNTY OF \_\_\_\_\_ }

The foregoing instrument was acknowledged before me this 20 day of June, 2008, by Craig Weather as Secretary of **BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced \_\_\_\_\_ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

[Signature]

Notary Public  
DAPHNE GILLYARD  
Comm# DD0706587  
Expires 8/20/2011  
Florida Notary Assn., Inc

My commission expires:



WITNESS:

BOYNTON TOWN CENTER MASTER ASSOCIATION, INC.

[Signature]  
Signature:

MEGAN O'MARNEY  
Print Name:

By: [Signature]  
Name: Joseph A. Filippelli  
Title: \_\_\_\_\_

Address:

(CORPORATE SEAL)

\_\_\_\_\_ day of \_\_\_\_\_, 2008

STATE OF FLORIDA }  
COUNTY OF Pinellas }

The foregoing instrument was acknowledged before me this 19 day of June, 2008, by Joseph Filippelli as \_\_\_\_\_ of **BOYNTON TOWN CENTER MASTER ASSOCIATION, INC.**, who is personally known and/or produced \_\_\_\_\_ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

[Signature]  
Notary Public

My commission expires:



**EXHIBIT "A"**  
**TO MAINTENANCE AGREEMENT**

**Description of Improvements**

1. Roadway improvements, including, but not limited to, pavement, striping, signage, landscaping, sidewalks, and street lighting, belonging to the District and located within the Spine Road Tract of Boynton Town Center, A P.C.D., according to the plat thereof, recorded in Plat Book 106, Page 144, Public Records of Palm Beach County, Florida.

2. Storm water management and drainage improvements, including but not limited to, lakes, lake banks, storm pipes and culverts, French drains, landscaping and associated storm water drainage systems and facilities, belonging to the District and located within the SMU-Lake Parcel Tract, and within a portion of SMU-Parcel 5 Tract (Retention Pond No. 2), and within C3-Parcel 6 Tract (Retention Pond No. 3), all of Boynton Town Center, A P.C.D., according to the plat thereof, recorded in Plat Book 106, Page 44, and within Easements granted by the Grants of Easement recorded at O.R. Book \_\_\_\_\_, Page \_\_\_\_\_, and O.R. Book \_\_\_\_\_, Page \_\_\_\_\_, Public Records of Palm Beach County, Florida.

**EXHIBIT "B"**  
**TO MAINTENANCE AGREEMENT**

**Description of Maintenance Services**

1. Road maintenance includes, but is not limited to, keeping roads, sidewalks, signage, and street lighting in good condition and repair, including repairing road surfaces (e.g., filling potholes or resurfacing) and striping, repairing cracked or damaged sidewalks, repairing and replacing damaged or destroyed signage, and maintaining and replacing median and swale landscaping, including mowing, weed control and regular application of herbicides, tree trimming, shrub trimming, maintenance of irrigation systems, and debris and trash removal.

2. Storm water management and drainage maintenance includes, but is not limited to, aquatic weed control within the lakes, removal of debris and trash from the lakes and lake banks, periodic cleaning of drainage pipes, culverts and French drains, maintaining and replacing landscaping within storm water management areas, including mowing, weed control and regular application of herbicides, tree trimming, shrub trimming, and maintenance of irrigation systems.

**EXHIBIT "C"**  
**TO MAINTENANCE AGREEMENT**

**Schedule of Insurance Coverage(s)**

Association shall make the District an additional insured under any and all policies of insurance applicable in any way, in whole or in part, to any of the maintenance activities arising under this Agreement.

## **Exhibit E - Photographs**



Photo 1: Aerator not working.



Photo 2: Steep bank drop-off.



Photo 3: Bank Erosion



Photo 4: Steep bank-outfall pipe buried-needs excavation/extension



Photo 5: Steep slope sign has faded letters-outfall needs excavation



Photo 6: Lake 1 weeds at shoreline removed



Photo 7: Lake 1 weeds have been removed



Photo 8: Broken sidewalk in bus drop off area



Photo 9: Broke sidewalk behind Michaels





Photo 10: Trip hazard on sidewalk



Photo 11: Broken sidewalk north of dog park



Photo 12: Chipped inlet should be patched



Photo 13: Broken sidewalk to be replaced



Photo 14: Gouges in pavement



Photo 15: Gouges in pavement



Photo 16: ponding by Target entrance



Photo 17: dirt in gutter



Photo 18: dirt in gutter



Photo 19: dirt in gutter



Photo 20: Speed Limit sign blocked by trees



Photo 21: Keep Right sign down on RCBS



Photo 22: Left turn only sign on backwards



Photo 23: One Way sign not per code



Photo 24: Asphalt around valve box needs repair



Photo 25: Pothole forming on RCBN just before bridge



Photo 26: Audace Ave



Photo 27: dirt and weeds on bridge



Photo 28: dirt and weeds on bridge



Photo 29: irrigation pump



Photo 30:Trees being trimmed



Photo 31: trees trimmed north side



# Renaissance Commons Blvd Bridge Report

## Structural Assessment

October 2021



WANTMAN GROUP, INC.  
Tim DeLand, PE  
Project Manager  
2035 Vista Parkway  
West Palm Beach, FL 33411  
561.687.2220  
[Tim.DeLand@WGInc.com](mailto:Tim.DeLand@WGInc.com)





## Bridge Condition Assessment of the Renaissance Commons Blvd Bridge in Boynton Beach, Florida

### EXECUTIVE SUMMARY

On October 25, 2021 WGI performed a structural bridge assessment of the north and south bound Renaissance Commons Blvd Bridge over the C. Stanley Weaver Canal in Boynton Beach, Florida. The assessments were conducted by visual observation and non-destructive testing of the bridge and abutments for all areas above the waterline. The bridge was found to be in overall good condition with a few recommended minor repairs. Our observations are as follows:



### GENERAL

The Renaissance Commons bridge consists of a two separate bridges for the north bound and south bound traffic. The bridges are similar and were both constructed as three-span prestressed concrete bridges. The bridge substructures consists of reinforced concrete pile caps supported by prestressed concrete piles. The bridge canal bank has rock rubble rip rap is installed from below the water-line up to the pile preventing observation of the piles and any sheet pile walls. Each bridge consists of seven 18-inch prestressed deck units that span roughly 44-feet between supports. An approach slab is located at both ends of each bridge. The bridges are 39-foot 8-inch wide out to out and consist of two traffic lanes, an asphalt overlay, a 32-inch high concrete barrier wall on the west side, and an eight foot-six-inch wide sidewalk with a 42 inch barrier wall and aluminum railing east side of each bridge.



*North Bound Renaissance Commons Blvd Bridge*



*South Bound Renaissance Commons Blvd Bridge*

## **NORTH BOUND BRIDGE**

### **SUPERSTRUCTURE**

The bridge superstructure is in fair condition with no significant signs of structural loss; however, we did observe some signs of deterioration on several component. Cracks were observed on the sidewalk, barrier walls, and asphalt overlay. Cracks are a common occurrence in concrete structures and the cracks noted are consistent with temperature changes and shrinkage. Numerous cracks in the concrete displayed efflorescence, efflorescence is characterized by a powdery white appearance on the surface of the unsealed concrete and is a result of vapor moving through the concrete and causing soluble salts to migrate to the surface of the concrete. The efflorescence observed presents a visual concern and is not currently of structural significance.



*42-inch barrier wall and sidewalk on east side of bridge*



*32-inch barrier wall on west side of bridge*



*Cracking on face of 4-inch barrier wall*



*Cracking with some efflorescence in sidewalk*

The asphalt overlay contains typically cracking at each bridge joint. At the south east corner of the bridge there is a tree that is growing between the 42-inch barrier wall and crash cushion. A tree growing in or near the joints of a bridge can cause cracking in the nearby concrete due to roots expanding.



*Tree growing between 42-inch barrier wall and crash cushion*



*Excessive vegetation growth adjacent to 32-inch barrier wall*



*Cracking in asphalt at bridge joint*

## SUBSTRUCTURE

The above water portion of the bridge's substructure was observed to be in good condition. There are two intermediate bents containing eight 18-inch square prestressed concrete piles. There was staining as well as some discoloration build up observed on the intermediate bents. The pile caps and piles above the waterline were in good condition as there was no major cracking or deterioration observed. The end bents were not observed due to the rubble rip rap along the banks.



*North intermediate bent concrete discoloration/staining*



*Rust bleed staining under closure pour on south intermediate bent*

## SOUTH BOUND BRIDGE

### SUPERSTRUCTURE

The bridge superstructure is in fair condition with no significant signs of deterioration. Similar to the north bound bridge, the roadway cross section of the bridge consists of two traffic lanes, an asphalt overlay, a raised concrete sidewalk on the west side of the bridge with a 42-inch concrete barrier wall and aluminum pedestrian rail, and a 32-inch barrier wall on the east side of the bridge.



*42-inch barrier wall and sidewalk on west side of bridge*



*32-inch barrier wall on east side of bridge*

There were cracks observed in the sidewalk, barrier walls, and parapet walls. Delamination was present in the sidewalk and in the 42-inch barrier wall. Concrete delamination is primarily caused by an expansion of the internal steel reinforcement (from corrosion and oxidation of the internal steel) leading to an outward pressure on the concrete. Similar to the north bridge, numerous cracks in the concrete displayed efflorescence.



*Delamination on face of 42-inch barrier wall*



*Cracking in south east side parapet wall*



*Spalling on sidewalk*



*Vegetation growth adjacent to sidewalk*

Similar to the north bound bridge, the asphalt contains cracking at each joint, and in multiple locations there is also vegetation growth in the joints.

## SUBSTRUCTURE

The portion of the bridge substructure located above the waterline was observed to be in good condition. Like the north bound bridge there are also two intermediate bents with each bent containing eight 18-inch square prestressed concrete piles. There was staining and discoloration observed on the intermediate bents. The pile caps and piles above the waterline were in good condition as there was no major cracking or deterioration observed. The end bents were not observed due to the rubble rip rap along the banks.



*North intermediate bent concrete discoloration/staining*



## SUMMARY AND RECOMMENDATIONS

### North Bound Bridge:

- The bridge superstructure is in good condition with minor cracks to the sidewalk, and barrier walls.
- The bridge substructure is in good condition with no significant structural issues observed; however, we observed discoloration on numerous pile caps.

We recommend the following repairs of the north bound bridge superstructure and substructure:

- Removal of staining in the superstructure and substructure.
- Repair the cracks in the barrier walls and sidewalk.
- Removal of vegetation growth on bridge.

### South Bound Bridge:

- The bridge superstructure is in good condition with minor cracks and spalls to the sidewalk, barrier walls, and parapet wall.
- The bridge substructure is in good condition with no significant structural issues observed; however, we observed discoloration on numerous pile caps.

We recommend the following repairs of the south bound bridge superstructure and substructure:

- Removal of staining in the superstructure and substructure.
- Repair delamination in the sidewalk and barrier walls.
- Repair the cracks in the sidewalk, barrier walls and parapet walls.
- Removal of vegetation growth on the bridge.


We recommend that the bridge be inspected every five years to observe any additional deterioration.

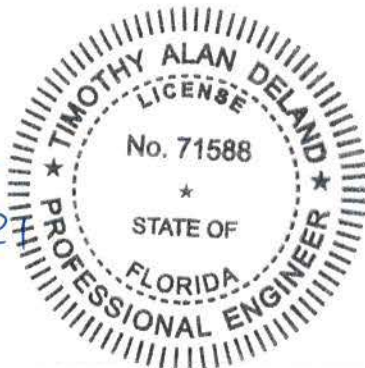
The appendix of this report shows photos that were taken during the bridge inspection.

If there are any questions, please do not hesitate to contact this office.

Respectfully,

WGI

  
 Timothy DeLand, PE 71588





Appendix  
Photos



Picture 1 — DSC08918



Picture 2 — DSC08920



Picture 3 — DSC08929



Picture 4 — DSC08938



Picture 5 — DSC08952



Picture 6 — DSC08955



Picture 7 — DSC08956



Picture 8 — DSC08958



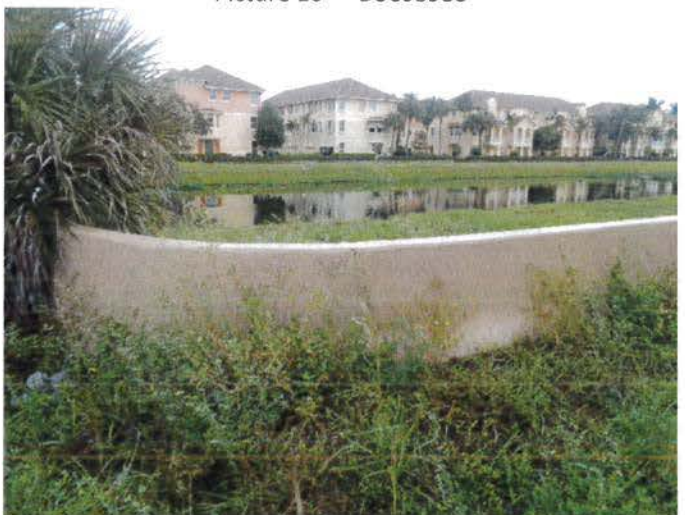
Picture 9 — DSC08979



Picture 10 — DSC08988



Picture 11 — DSC08991



Picture 12 — DSC09013



Picture 13 — DSC09014



Picture 14 — DSC09015



Picture 15 — DSC09017



Picture 16 — DSC09023



Picture 17 — DSC09029



Picture 18 — DSC09041



Picture 19 — PA250060

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
CI**









**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
CIII**

## BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

#### LOCATION

*\*Sea Lofts at Boynton Village: 600 Sea Lofts Dr., Boynton Beach, Florida 33426*

*\*\*Pacifica Apartments: 1100 Audace Ave., Boynton Beach, Florida 33426*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 12, 2022*	Regular Meeting	2:00 PM
November 9, 2022*	Regular Meeting	2:00 PM
December 7, 2022*	Regular Meeting	2:00 PM
January 11, 2023*	Regular Meeting	2:00 PM
February 8, 2023*	Regular Meeting	22:00 PM
March 8, 2023*	Regular Meeting	2:00 PM
April 12, 2023**	Regular Meeting	2:00 PM
May 10, 2023**	Regular Meeting	2:00 PM
June 14, 2023**	Regular Meeting	2:00 PM
July 12, 2023**	Regular Meeting	2:00 PM
August 9, 2023**	Regular Meeting	2:00 PM
September 13, 2023**	Public Hearing & Regular Meeting	2:00 PM