

BOYNTON VILLAGE

**COMMUNITY DEVELOPMENT
DISTRICT**

May 31, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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

May 24, 2023

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 a Regular Meeting on May 31, 2023 at 2:00 p.m., at Pacifica Apartments: 1100 Audace Ave., Boynton Beach, Florida 33426. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2023-01, Declaring a Vacancy in Seats 1 and 2 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date
4. Consider Appointment of Qualified Electors to Fill Vacant Seat 1 and Seat 2; *Terms Expire November 2026*
5. Administration of Oath of Office to Appointed Supervisors (*the following to be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B: Memorandum of Voting Conflict
6. Consideration of Resolution 2023-02, Designating Certain Officers of the District; and Providing for an Effective Date

7. Consideration of Resolution 2023-03, Approving Proposed Budgets for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date
8. Consideration of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., Adjustment to District Counsel Fee Structure
9. Consideration of Boynton Town Center MA, Inc., First Amendment and Extension to Maintenance Agreement
10. Discussion: Renewal of Existing Landscape Maintenance Agreement with Osprey Landscape Contracting & Maintenance
11. Ratification of Sullivan Electric & Pump, Inc., Quote #24904
12. Presentation of Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2022, Prepared by Keefe McCullough
13. Consideration of Resolution 2023-04, Hereby Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2022
14. Acceptance of Unaudited Financial Statements as of April 30, 2023
15. Approval of September 14, 2022 Public Hearings and Regular Meeting Minutes
16. Staff Reports
 - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - B. District Engineer: *Schnars Engineering Corporation*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- 913 Registered Voters in District as of April 15, 2023

- NEXT MEETING DATE: June 14, 2023 at 2:00 PM

○ QUORUM CHECK

SEAT 1		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	TIERRA SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	EDWARD TURNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JAMES WALLACE III	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

17. Public Comments
18. Supervisors' Requests
19. 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**

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RESOLUTION 2023-01

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEATS 1 AND 2 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Boynton Village Community Development District (“**District**”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 8, 2022, two (2) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, zero (0) Qualified Electors qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seats 1 and 2 vacant, effective the second Tuesday following the general election; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, two (2) Qualified Electors shall be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

SECTION 1. The following seats are declared vacant effective as of November 22, 2022:

Seat #1 (currently held by Tanja Stojanovic)

Seat #2 (currently vacant)

SECTION 2. Until such time as the District Board appoints Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of the respective seats shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 31st day of May, 2023.

ATTEST:

**BOYNTON VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Boynton Village Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Daniel Rom _____ is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

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PASSED AND ADOPTED this 31st day of May, 2023.

ATTEST:

**BOYNTON VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Boynton Village Community Development District ("**District**") prior to June 15, 2023, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: _____

LOCATION: Pacifica Apartments
1100 Audace Avenue
Boynton Beach, Florida 33426

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Palm Beach County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

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

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.

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

PASSED AND ADOPTED THIS 31ST DAY OF MAY, 2023.

ATTEST:

**BOYNTON VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
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**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	
REVENUES				
Assessment levy: on-roll - gross	\$ 234,750			\$ 119,760
Allowable discounts (4%)	(9,390)			(4,790)
Assessment levy: on-roll - net	225,360	\$ 217,354	\$ 8,006	\$ 225,360
Interest and miscellaneous	-	25	-	25
Total revenues	225,360	217,379	8,006	225,385
EXPENDITURES				
Professional & administrative				
Supervisors	4,306	600	3,706	4,306
Management/accounting/recording	45,755	22,878	22,877	45,755
Legal	10,000	2,050	1,000	3,050
Engineering	7,000	390	2,500	2,890
Audit	7,300	-	8,400	8,400
Assessment roll preparation	8,000	4,000	4,000	8,000
Arbitrage rebate calculation	1,200	-	1,200	1,200
Dissemination agent	3,500	1,750	1,750	3,500
Trustee	5,000	5,725	-	5,725
Postage	750	-	750	750
Legal advertising	1,500	-	1,500	1,500
Annual district filing fee	175	175	-	175
Insurance: GL & POL	7,723	7,872	-	7,872
Office supplies	500	-	500	500
Other current charges	750	265	485	750
Website maintenance	705	705	-	705
ADA website compliance	210	210	-	210
Total professional & admin	104,374	46,620	48,668	95,288
Field operations				
Insurance: property (pump station)	570	-	-	-
Repairs & maintenance				855
Pump station	2,000	1,300	700	2,000
Bridge	114,000	84,250	5,000	89,250
Total field operations	116,570	85,550	5,700	91,250

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
Other fees and charges					
Tax collector	2,348	2,174	174	2,348	1,198
Information system services	2,030	1,120	910	2,030	2,030
Property appraiser	38	-	38	38	38
Total other fees & charges	<u>4,416</u>	<u>3,294</u>	<u>1,122</u>	<u>4,416</u>	<u>3,266</u>
Total expenditures	<u>225,360</u>	<u>135,464</u>	<u>55,490</u>	<u>190,954</u>	<u>114,970</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	81,915	(47,484)	34,431	-
Fund balance - beginning (unaudited)	92,476	105,981	187,896	105,981	140,412
Fund balance - ending					
Committed:					
3 months working capital	34,060	37,510	37,510	37,510	35,134
Bridge	6,000	6,000	6,000	6,000	8,158
Irrigation/pump-station	16,000	16,000	16,000	16,000	24,000
Unassigned	36,416	128,386	80,902	80,902	73,120
Fund balance - ending (projected)	<u>\$ 92,476</u>	<u>\$ 187,896</u>	<u>\$ 140,412</u>	<u>\$ 140,412</u>	<u>\$ 140,412</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	47,128
<p>Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and maintains the assets of the community.</p>	
Legal	10,000
<p>The firm of Billing, Cochran, Heath, Lyles, Mauro & Anderson, P.A., provides on-going general counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	7,000
<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	8,400
<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 & Co., LLC.</p>	
Trustee	5,725
<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 Wrathell, Hunt and Associates, LLC 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	8,000
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	107,849
Field operations	
Insurance: property (pump station)	855
Repairs & maintenance	
Pump station	2,000
Bridge	1,000
Total field operations	3,855
Other fees & charges	
Tax collector	1,198
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	3,266
Total expenditures and other uses	\$ 114,970

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET (GREENWAY)
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll - gross	\$ 119,729				\$ 155,449
Allowable discounts (4%)	(4,789)				(6,218)
Assessment levy: on-roll - net	114,940	\$ 110,886	\$ 4,054	\$ 114,940	149,231
Total revenues	114,940	110,886	4,054	114,940	149,231
EXPENDITURES					
Professional & administrative					
Landscape maintenance	96,550	44,800	51,750	96,550	98,050
Plant replacements	2,500	-	2,500	2,500	2,500
Property maintenance (porter services)	15,600	8,051	7,549	15,600	15,600
Electric	2,500	-	2,500	2,500	2,500
Property insurance	4,057	-	4,057	4,057	6,491
Repairs & maintenance - general	7,500	-	7,500	7,500	7,500
Repairs & maintenance - irrigation (non pump station)	10,000	1,981	3,500	5,481	10,000
Contingency/other	5,000	-	5,000	5,000	5,000
Total professional & admin	143,707	54,832	84,356	139,188	147,641
Other fees and charges					
Tax collector	1,197	1,109	88	1,197	1,554
Property appraiser	36	-	36	36	36
Total other fees & charges	1,233	1,109	124	1,233	1,590
Total expenditures	144,940	55,941	84,480	140,421	149,231
Excess/(deficiency) of revenues over/(under) expenditures	(30,000)	54,945	(80,426)	(25,481)	-
Fund balance - beginning (unaudited)	133,801	165,494	209,551	165,494	140,013
Fund balance - ending					
Assigned: 3 months working capital	39,278	36,339	32,916	32,916	42,176
Assigned: landscape post construction	30,000	30,000	30,000	30,000	-
Unassigned	34,523	143,212	66,209	77,097	97,837
Fund balance - ending (projected)	\$ 103,801	\$ 209,551	\$ 129,125	\$ 140,013	\$ 140,013

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

EXPENDITURES

Professional Services

Landscape maintenance	\$ 98,050
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	6,491
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	1,554
Property appraiser	36
Total expenditures and other uses	<u><u>\$ 149,231</u></u>

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2007 A-1/A-2 BONDS
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll - gross	\$ 257,140				\$ 257,140
Allowable discounts (4%)	(10,286)				(10,286)
Assessment levy: on-roll - net	246,854	\$ 238,081	\$ 8,773	\$ 246,854	246,854
Interest	-	4,751	-	4,751	-
Total revenues	246,854	242,832	8,773	251,605	246,854
EXPENDITURES					
Debt service					
Principal	105,000	-	105,000	105,000	115,000
Interest	142,313	71,156	71,157	142,313	136,275
Property appraiser	98	-	98	98	98
Tax collector	2,571	2,381	190	2,571	2,571
Total expenditures	249,982	73,537	176,445	249,982	253,944
Excess/(deficiency) of revenues over/(under) expenditures	(3,128)	169,295	(167,672)	1,623	(7,090)
Fund balance - beginning (unaudited)	284,657	288,117	457,412	288,117	289,740
Fund balance - ending (projected)	\$ 281,529	\$ 457,412	\$ 289,740	\$ 289,740	282,650
Use of fund balance					
Debt service reserve balance (required)					(167,322)
Interest expense - November 1, 2024					(64,831)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 50,497

Boynton Village
 Community Development District
 Series 2007 A-1
 \$3,600,000

Amortization Schedule

Date	Principal	Int. Rate	Interest	Total P+I
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
Total	\$2,370,000.00		\$1,147,700.00	\$3,517,700.00

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT SUMMARY - GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2024**

On-Roll

		Projected Fiscal Year 2024					
Number of Units	Unit Type	GF	SRF	DSF	GF, SRF & DSF	FY 23 Assessment	
422,430	Comm	\$ 0.0625	\$ -	\$ 0.5931	\$ 0.6556	\$ 0.7156	
8	Medplex Condo	83.73	-	824.57	908.30	988.70	
152	District MF #1	83.73	127.88	-	211.61	262.62	
142	District MF #2	83.73	144.14	-	227.87	275.15	
56	District MF #3	83.73	175.97	-	259.70	299.66	
171	Pacifica MF #1	83.73	96.46	-	180.19	238.43	
93	Pacifica MF #2	83.73	108.73	-	192.46	247.88	
60	Pacifica MF #3	83.73	132.74	-	216.47	266.37	
279	Sea Lofts #1	83.73	152.52	-	236.25	281.61	
99	Sea Lofts #2	83.73	171.92	-	255.65	296.54	
55	Sea Lofts TH	83.73	209.88	-	293.61	325.78	

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

8

LAW OFFICES

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

ESTABLISHED 1977

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GERALD L. KNIGHT
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STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

January 31, 2023

VIA E-MAIL ONLY – wraithellc@whhassociates.com

Mr. Craig Wrathell
Wrathell Hunt & Associates
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

**Re: Adjustment to District Counsel Fee Structure
Boynton Village Community Development District
Our File: 815.06110**

Dear Craig:

This firm's current fee structure has been in place since 2006. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective April 1, 2023, as follows:

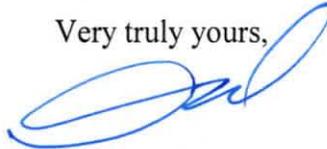
- Attorneys/Partners: \$275.00 per hour
- Attorneys/Associates: \$225.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor. The CPI has reflected a 46.7% increase since the year 2006 and we have not raised our fees during that time.

Ms. Nancy Nguyen
January 31, 2023
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Ginger E. Wald
For the Firm

GEW/jmp

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

9

FIRST AMENDMENT AND EXTENSION TO MAINTENANCE AGREEMENT

This First Amendment and Extension to Maintenance Agreement (the "First Amendment") is made and entered into this ____ day of _____, 2023 ("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 Boynton Beach, Palm Beach County, Florida, and whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District"); and

BOYNTON TOWN CENTER MASTER ASSOCIATION, INC. a Florida not-for-profit corporation, whose mailing address is c/o First Service Residential, 6300 Park of Commerce Blvd, Boca Raton, Florida 33487 (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 and the Association entered in a Maintenance Agreement on June 20, 2008, with an effective date of September 30, 2018 (the "Agreement"); and

WHEREAS, the District and the Association desire to extend the term of the Agreement for another five (5) year period commencing on October 1, 2023; and

WHEREAS, the District is required to provide for certain statutory requirements for agreements entered into and wishes to included such requirements in this First Amendment related to public records and E-verify; and

WHEREAS, the District and the Association have the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for 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:

Section 1. Recitals. The above recitals are deemed true and correct to the best of the knowledge of the parties and are incorporated into this Agreement.

Section 2. That Section 9 of the Agreement is hereby amended to provide that the Agreement shall automatically renew for one (1) additional five (5) year term commencing at 12:01 a.m. on October 1, 2023, unless the Association provides written notice before 5:00 p.m. on April 1, 2018 that the Association intends not to renew for said additional term.

Section 3. That the Agreement is hereby amended to provide for Section 11, Public Records, as follows:

SECTION 11. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**WRATHELL, HUNT & ASSOCIATES, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
TELEPHONE: (561) 571-0010
EMAIL: wrathellc@whhassociates.com**

Section 4. That the Agreement is hereby amended to provide for Section 12, E-Verify, as follows:

SECTION 12. E-VERIFY. Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. Notwithstanding the provisions of Section 9 herein, if the District has a good faith belief that the Contractor has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor of the Contractor performing work under this Agreement has knowingly hired, recruited, or

referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

Section 5. The effective date of this First Amendment shall be upon Effective Date.

Section 6. 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.

IN WITNESS WHEREOF, the parties hereto execute this First Amendment and further agree that it shall take effect as of the Effective Date.

ATTEST:

BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By: _____
Chairman/Vice-Chairman

_____ day of _____, 2023

WITNESS:

BOYNTON TOWN CENTER MASTER ASSOCIATION, INC., a Florida not-for-profit corporation

Print Name:

By: _____
Name: _____
Title: _____

Print Name:

Address:

(CORPORATE SEAL)

_____ day of _____, 2023

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

1 1



2115 7th Ave North, Lake Worth, FL 33461
 Florida License #EC0001117
 Voice (561) 588-5886 / (800) 991-2770 Fax (561) 582-9344
 E Mail: Sales@sullivanelectric-pump.com

Quote

Date	Quote #
11/2/2022	24904

Name / Address
Boynton Village Community Development Dis C/O Wrathell, Hunt and Associates, LLC 2300 Glades Road #410W Boca Raton, FL 33431

Ship To

Due Date	Project
12/2/2022	WS11/22.10

Item	Description	Qty	U/M	Total
Quote H...	<p>DESCRIPTION OF WORK AS PER SULLIVAN QUOTE #24904:</p> <p>VIRTUAL SCADA CELL SERVICE SUBSCRIPTION FOR ONE YEAR AT THE IRRIGATION PUMP STATION.</p> <p>THE EXISITING SERVICE WILL EXPIRE ON DECEMBER 1, 2022</p> <p>QUALIFICATIONS:</p> <ul style="list-style-type: none"> - LABOR TO DATE IS NOT INCLUDED UNLESS ITEMIZED IN THE QUOTATION BELOW. - CONCEALED OR UNFORESEEN NEEDED REPAIRS WILL BE ESTIMATED AFTER SHOP EVALUATION OF THE EQUIPMENT. - REPAIR OR REPLACEMENT OF AUXILIARY EQUIPMENT SUCH AS MOTOR STARTERS, FUSES, CIRCUIT BREAKERS, CONTROL COMPONENTS, VALVES, CHECK VALVES, PIPING IS NOT INCLUDED UNLESS ITEMIZED IN THE QUOTATION BELOW. - PROPER ACCESS TO SITE WITHOUT THE USE OF SPECIAL EQUIPMENT IS ASSUMED UNLESS OTHERWISE ITEMIZED IN THE QUOTATION BELOW. <p>INSTALLATION WILL COMPLY WITH THE CURRENT APPROVED EDITIONS OF THE NATIONAL ELECTRIC CODE AND THE FLORIDA BUILDING CODE WITH ALL APPROVED ADDENDUM. INSTALLATION WILL BE DONE IN A NEAT AND WORKMANSHIP LIKE MANOR.</p> <p>WARRANTY : ONE YEAR ON SUPPLIED PARTS, EXCLUDING LAMPS AND 90 DAYS ON</p>	1		0.00
Total				

Authorizing Signature



2115 7th Ave North, Lake Worth, FL 33461
 Florida License #EC0001117
 Voice (561) 588-5886 / (800) 991-2770 Fax (561) 582-9344
 E Mail: Sales@sullivanelectric-pump.com

Quote

Date	Quote #
11/2/2022	24904

Name / Address
Boynton Village Community Development Dis C/O Wrathell, Hunt and Associates, LLC 2300 Glades Road #410W Boca Raton, FL 33431

Ship To

Due Date	Project
12/2/2022	WS11/22.10

Item	Description	Qty	U/M	Total
	<p>LABOR BY SULLIVAN ELECTRIC AND PUMP, INC. THIS WARRANTY SHALL BE CONDITIONED ON THE MANUFACTURER'S ACCEPTANCE OF THE WARRANTY CLAIM THAT THE PART FAILURE WAS A DEFECT IN MANUFACTURING AND NOT TO IMPROPER USE, LACK OF MAINTENANCE OR IMPROPER APPLICATION NOT CAUSED BY SULLIVAN ELECTRIC AND PUMP, INC. THE OWNER IS RESPONSIBLE TO PROPERLY USE AND MAINTAIN THE PRODUCTS USED IN THE INSTALLATION ACCORDING TO ALL ACCEPTABLE STANDARDS AND PRACTICES INCLUDING BUT NOT LIMITED TO NFPA PUBLICATION 70 B "RECOMMENDED PRACTICE FOR ELECTRICAL EQUIPMENT MAINTENANCE" CURRENT PRINTED EDITION, NEMA MG2 CURRENT PRINTED EDITION AND THE MANUFACTURER'S OPERATION AND MAINTENANCE MANUALS. WARRANTY EXCLUDES CONSEQUENTIAL AND ACT OF GOD DAMAGE.</p> <p>THANK YOU FOR YOUR BUSINESS!</p>			
			Total	

Authorizing Signature



2115 7th Ave North, Lake Worth, FL 33461
 Florida License #EC0001117
 Voice (561) 588-5886 / (800) 991-2770 Fax (561) 582-9344
 E Mail: Sales@sullivanelectric-pump.com

Quote

Date	Quote #
11/2/2022	24904

Name / Address
Boynton Village Community Development Dis C/O Wrathell, Hunt and Associates, LLC 2300 Glades Road #410W Boca Raton, FL 33431

Ship To

Due Date	Project
12/2/2022	WS11/22.10

Item	Description	Qty	U/M	Total
VS-12 R...	VIRTUAL SCADA 12 MO. RENEWAL	1	ea	575.00
ADD V...	ADDITIONAL SCADA USER FOR ALERTS	3	ea	285.00
VS-RE...	REACTIVATION FEE FOR LAPSE IN SERVICE			200.00
Total				\$1,060.00

Authorizing Signature _____

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

12

Boynton Village Community Development District

Basic Financial Statements
For the Year September 30, 2022



Boynton Village Community Development District

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Boynton Village Community Development District (the "District") as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2022, 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.

Basis for Opinions

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibility of Management 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 7 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 May 22, 2023, 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
May 22, 2023

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, 2022 and 2021. 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, 2022:

- The District's total assets exceeded its liabilities at September 30, 2022 by \$ 8,673,145 (net position).
- The District's total revenues were \$ 466,415, \$ 465,410 from non-ad valorem assessments, and \$ 1,005 from interest income. The District's expenses for this year were \$645,869. This resulted in a \$ 179,454 decrease in net position.
- At the close of the current fiscal year, the District's governmental funds reported combined fund balances of \$ 559,590, a decrease of \$ 2,230 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 8 and 9 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, 2022**

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 10 through 15 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 16 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, 2022 and 2021:

Boynton Village Community Development District Statements of Net Position		
	2022	2021
Assets:		
Current and other assets	\$ 590,146	\$ 572,650
Capital assets, net	10,650,249	10,937,712
Total assets	11,240,395	11,510,362
Liabilities:		
Other liabilities	197,250	172,763
Long-term liabilities	2,370,000	2,485,000
Total liabilities	2,567,250	2,657,763
Net position:		
Net investment in capital assets	8,784,878	8,996,309
Restricted	50,938	44,247
Unrestricted (deficit)	(162,671)	(187,957)
Total net position	\$ 8,673,145	\$ 8,852,599

**Boynton Village Community Development District
Management's Discussion and Analysis
September 30, 2022**

Governmental Activities: Governmental activities for the year ended September 30, 2022 decreased the District's net position by \$ 179,454, as reflected in the table below:

Boynton Village Community Development District Statements of Activities		
	2022	2021
Revenues:		
Program revenue:		
Non-ad valorem assessments	\$ 465,410	\$ 502,726
General revenue:		
Interest income	1,005	53
Total revenues	466,415	502,779
Expenses:		
Interest expense	148,111	151,752
Physical environment	398,858	387,854
General government	98,900	97,747
Total expenses	645,869	637,353
Change in net position	(179,454)	(134,574)
Net Position, Beginning of Year	8,852,599	8,987,173
Net Position, End of Year	\$ 8,673,145	\$ 8,852,599

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 \$ 559,590.

Capital Assets and Debt Administration

The District's capital assets for its governmental activities as of September 30, 2022 amount to \$ 10,650,249, 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 \$ 2,475,000. 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 21 through 23 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 \$ 6,124.

Economic Factors and Next Year's Budget

The fiscal year 2023 adopted budget for the General Fund consists of approximately \$ 225,000 in both revenues and 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, 2022

	Governmental Activities
Assets:	
Cash and cash equivalents	\$ 586,849
Assessments receivable	2,709
Accounts receivable	200
Deposits	388
Capital assets:	
Non-depreciable	6,648,082
Depreciable, net	<u>4,002,167</u>
Total assets	<u>11,240,395</u>
Liabilities:	
Accounts payable	30,556
Accrued interest payable	61,694
Bonds payable, due within one year	105,000
Bonds payable, due in more than one year	<u>2,370,000</u>
Total liabilities	<u>2,567,250</u>
Net Position:	
Net investment in capital assets	8,784,878
Restricted for debt service	50,938
Unrestricted (deficit)	<u>(162,671)</u>
Total net position	<u>\$ 8,673,145</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, 2022

	<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>
Functions/Programs:					
Governmental activities:					
Interest expense	\$ 148,111	\$ 250,291	\$ -	\$ -	\$ 102,180
Physical environment	398,858	112,582	-	-	(286,276)
General government	<u>98,900</u>	<u>102,537</u>	<u>-</u>	<u>-</u>	<u>3,637</u>
Total governmental activities	\$ <u>645,869</u>	\$ <u>465,410</u>	\$ <u>-</u>	\$ <u>-</u>	<u>(180,459)</u>
General revenues:					
Interest income					<u>1,005</u>
Total general revenues					<u>1,005</u>
Change in net position					(179,454)
Net position, October 1, 2021					<u>8,852,599</u>
Net position, September 30, 2022					\$ <u>8,673,145</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, 2022

	<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>
Assets:					
Cash and cash equivalents	\$ 300,121	\$ -	\$ 286,728	\$ -	\$ 586,849
Assessment receivable	566	686	1,457	-	2,709
Accounts receivable	200	-	-	-	200
Deposits	-	388	-	-	388
Due from other funds	69	179,625	-	-	179,694
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total assets	<u>\$ 300,956</u>	<u>\$ 180,699</u>	<u>\$ 288,185</u>	<u>\$ -</u>	<u>\$ 769,840</u>
Liabilities:					
Accounts payable	\$ 15,351	\$ 15,205	\$ -	\$ -	\$ 30,556
Due to other funds	179,625	-	69	-	179,694
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total liabilities	<u>194,976</u>	<u>15,205</u>	<u>69</u>	<u>-</u>	<u>210,250</u>
Fund Balances:					
Nonspendable:					
Deposits and prepaids	-	388	-	-	388
Restricted for debt service	-	-	288,116	-	288,116
Assigned to:					
Working capital	32,383	36,339	-	-	68,722
Repairs and maintenance	22,000	37,500	-	-	59,500
Unassigned	51,597	91,267	-	-	142,864
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total fund balances	<u>105,980</u>	<u>165,494</u>	<u>288,116</u>	<u>-</u>	<u>559,590</u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total liabilities and fund balances	<u>\$ 300,956</u>	<u>\$ 180,699</u>	<u>\$ 288,185</u>	<u>\$ -</u>	<u>\$ 769,840</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, 2022**

Total Fund Balances of Governmental Funds, Page 10 \$ 559,590

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds:

Governmental capital assets	13,559,834
Less accumulated depreciation	(2,909,585)

Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:

Accrued interest payable	(61,694)
Governmental bonds payable	<u>(2,475,000)</u>

Net Position of Governmental Activities, Page 8 \$ 8,673,145

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, 2022**

	<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>
Revenues:					
Non-ad valorem assessments	\$ 97,280	\$ 117,839	\$ 250,291	\$ -	\$ 465,410
Investment income	36	-	969	-	1,005
Total revenues	<u>97,316</u>	<u>117,839</u>	<u>251,260</u>	<u>-</u>	<u>466,415</u>
Expenditures:					
Current:					
General government	94,694	3,076	1,130	-	98,900
Physical environment	7,298	104,097	-	-	111,395
Debt service:					
Principal	-	-	110,000	-	110,000
Interest	-	-	148,350	-	148,350
Total expenditures	<u>101,992</u>	<u>107,173</u>	<u>259,480</u>	<u>-</u>	<u>468,645</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(4,676)</u>	<u>10,666</u>	<u>(8,220)</u>	<u>-</u>	<u>(2,230)</u>
Other Financing Sources (Uses):					
Transfers in	-	-	199	-	199
Transfers out	-	-	-	(199)	(199)
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>199</u>	<u>(199)</u>	<u>-</u>
Net change in fund balances	(4,676)	10,666	(8,021)	(199)	(2,230)
Fund Balances, October 1, 2021	<u>110,656</u>	<u>154,828</u>	<u>296,137</u>	<u>199</u>	<u>561,820</u>
Fund Balances, September 30, 2022	<u>\$ 105,980</u>	<u>\$ 165,494</u>	<u>\$ 288,116</u>	<u>\$ -</u>	<u>\$ 559,590</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, 2022**

**Net Change in Fund Balances - Total Governmental
 Funds, Page 12** \$ (2,230)

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.		110,000
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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>239</u>
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Change in Net Position of Governmental Activities, Page 9		<u><u>\$ (179,454)</u></u>
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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, 2022**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues:				
Non-ad valorem assessments	\$ 97,000	\$ 97,000	\$ 97,280	\$ 280
Investment income	-	-	36	36
	<u>97,000</u>	<u>97,000</u>	<u>97,316</u>	<u>316</u>
Total revenues				
Expenditures:				
Current:				
General government	104,730	104,730	94,694	10,036
Physical environment	3,070	3,070	7,298	(4,228)
	<u>107,800</u>	<u>107,800</u>	<u>101,992</u>	<u>5,808</u>
Total expenditures				
Net change in fund balance	(10,800)	(10,800)	(4,676)	6,124
Fund Balance, October 1, 2021	<u>110,656</u>	<u>110,656</u>	<u>110,656</u>	-
Fund Balance, September 30, 2022	<u><u>\$ 99,856</u></u>	<u><u>\$ 99,856</u></u>	<u><u>\$ 105,980</u></u>	<u><u>\$ 6,124</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, 2022**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues:				
Non-ad valorem assessments	\$ 117,493	\$ 117,493	\$ 117,839	\$ 346
Total revenues	<u>117,493</u>	<u>117,493</u>	<u>117,839</u>	<u>346</u>
Expenditures:				
Current:				
General government	9,284	9,284	3,076	6,208
Physical environment	<u>127,000</u>	<u>127,000</u>	<u>104,097</u>	<u>22,903</u>
Total expenditures	<u>136,284</u>	<u>136,284</u>	<u>107,173</u>	<u>29,111</u>
Net change in fund balance	(18,791)	(18,791)	10,666	29,457
Fund Balance, October 1, 2021	<u>154,828</u>	<u>154,828</u>	<u>154,828</u>	<u>-</u>
Fund Balance, September 30, 2022	<u>\$ 136,037</u>	<u>\$ 136,037</u>	<u>\$ 165,494</u>	<u>\$ 29,457</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. All of the Board members are residents/general electors of the District.

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, 2022, the District had \$ 465,410 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, 2022, 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 assets 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 assets 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 May 22, 2023, 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 \$ 300,121 and \$ 303,190, 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 Fund are governed by the Bond Indenture.

Investments of the Debt Service Fund as of September 30, 2022 were \$ 286,728 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, 2022, 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, 2022 consists of \$ 179,625 in the Special Revenue Fund due from the General Fund and \$69 in the General Fund due from the Debt Service 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, 2022 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%. \$ 2,475,000

The following is a summary of changes in governmental activities long-term debt for the year ended September 30, 2022:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022	Due Within One Year
Direct borrowings and private placements: Special Assessment Bonds, Series 2007 A-1	\$ 2,585,000	\$ -	\$ 110,000	\$ 2,475,000	\$ 105,000
	<u>\$ 2,585,000</u>	<u>\$ -</u>	<u>\$ 110,000</u>	<u>\$ 2,475,000</u>	<u>\$ 105,000</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, 2022. The reserve fund account balance was sufficient to satisfy this requirement at September 30, 2022.

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

Year Ending September 30,	Principal	Interest	Total
2023	\$ 105,000	\$ 142,312	\$ 247,312
2024	115,000	136,275	251,275
2025	120,000	129,663	249,663
2026	125,000	122,763	247,763
2027	135,000	115,575	250,575
2028-2032	805,000	451,662	1,256,662
2033-2037	1,070,000	191,763	1,261,763
	<u>\$ 2,475,000</u>	<u>\$ 1,290,013</u>	<u>\$ 3,765,013</u>

Boynton Village Community Development District
Notes to Basic Financial Statements
September 30, 2022

Note 6 - Capital Assets

Capital asset activity for the year ended September 30, 2022 was as follows:

	Balance at October 1, 2021	Additions	Transfers	Balance at September 30, 2022
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	178,596	44,649	-	223,245
Infrastructure	<u>2,443,526</u>	<u>242,814</u>	<u>-</u>	<u>2,686,340</u>
Total accumulated depreciation	<u>2,622,122</u>	<u>287,463</u>	<u>-</u>	<u>2,909,585</u>
Total capital assets, being depreciated, net	<u>4,289,630</u>	<u>(287,463)</u>	<u>-</u>	<u>4,002,167</u>
Governmental activities:				
Capital assets, net	\$ <u><u>10,937,712</u></u>	\$ <u><u>(287,463)</u></u>	\$ <u><u>-</u></u>	\$ <u><u>10,650,249</u></u>

Provision for depreciation was charged to functions as follows:

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

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 and each major fund of Boynton Village Community Development District (the "District") as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated May 22, 2023.

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 or significant deficiencies may exist that were not identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District’s financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the 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
May 22, 2023

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, 2022, and have issued our report thereon dated May 22, 2023.

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 May 22, 2023, 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
May 22, 2023

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 9/30/2022	0
Number of independent contractors compensated in September 2022	1
Employee compensation for FYE 9/30/2021 (paid/accrued)	\$0
Independent contractor compensation for FYE 9/30/2022 (paid/accrued)	\$9,425
Each construction project to begin on or after October 1; (>\$65K)	0
Budget variance report	Page 14
Ad valorem taxes:	
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Outstanding Bonds	Not applicable
Non ad valorem special assessments:	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$0.05 - \$165.24 Debt service - \$0.60 - \$833.51
Special assessments collected FYE 9/30/2022	\$465,410
Outstanding Bonds	
Series 2007A-1, due May 1, 2037	\$2,475,000

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, 2022. 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, 2022.

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
May 22, 2023

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

13

RESOLUTION 2023-04

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, 2022

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 2022;

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 2022 heretofore submitted to the Board is hereby accepted for Fiscal Year 2022, for the period ending September 30, 2022; and

2. A verified copy of said Audited Basic Financial Statements for Fiscal Year 2022 shall be attached hereto as an exhibit to this Resolution in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 31st day of May, 2023.

BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30,2023**

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
APRIL 30, 2023**

	Major Funds			Total Governmental Funds
	General	Special Revenue	Debt Service	
ASSETS				
Cash - SunTrust				
General fund	\$ 217,285	\$ -	\$ -	\$ 217,285
Special revenue fund	208,904	-	-	208,904
Investments - US Bank				
Revenue account - (A-1) 1950 Congress	-	-	89,032	89,032
Revenue account - (A-2) SFL Devco / WR1 & WR2	-	-	14,676	14,676
Interest account - (A-1) 1950 Congress	-	-	71,156	71,156
Reserve account - (A-1) 1950 Congress	-	-	174,735	174,735
Reserve account - (A-2) SFL Devco	-	-	749	749
Prepayment A-2 - US Bank	-	-	3,567	3,567
Sinking fund - (A-1) 1950 Congress	-	-	105,000	105,000
Redemption - US Bank	-	-	203	203
Due from Special Revenue Fund	1,527	-	-	1,527
Due from other	200	-	-	200
Due from other funds				
General	-	221,563	9,186	230,749
Debt service	69	-	-	69
Utility deposits	-	388	-	388
Total assets	\$ 427,985	\$221,951	\$ 468,304	\$ 1,118,240
LIABILITIES				
Liabilities:				
Accounts payable	13,879	1,798	-	15,677
Accrued wages payable	400	-	-	400
Due to other funds				
General	-	1,527	68	1,595
Debt service	9,186	-	-	9,186
Special revenue	221,563	-	-	221,563
Due to Developer	96	-	-	96
Total liabilities	245,124	3,325	68	248,517
FUND BALANCES				
Assigned:				
Debt service	-	-	468,236	468,236
3 months working capital	-	36,339	-	36,339
Landscape post construction	-	30,000	-	30,000
Committed				
3 months working capital	32,383	-	-	32,383
Bridge	6,000	-	-	6,000
Irrigation/pump-station	16,000	-	-	16,000
Unassigned	128,478	152,287	-	280,765
Total fund balances	182,861	218,626	468,236	869,723
Total liabilities and fund balances	\$ 427,985	\$221,951	\$ 468,304	\$ 1,118,240

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 8,470	\$ 225,824	\$ 225,360	100%
Interest and miscellaneous	4	28	-	N/A
Total revenues	<u>8,474</u>	<u>225,852</u>	<u>225,360</u>	100%
EXPENDITURES				
Professional & administrative				
Supervisors	-	600	4,306	14%
Management	3,813	26,690	45,755	58%
Legal	500	2,550	10,000	26%
Engineering	207	597	7,000	9%
Audit	8,400	8,400	7,300	115%
Assessment roll preparation	667	4,667	8,000	58%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	292	2,042	3,500	58%
Trustee	-	5,725	5,000	115%
Postage	-	-	750	0%
Legal advertising	-	-	1,500	0%
Annual district filing fee	-	175	175	100%
Insurance	-	6,918	7,723	90%
Office supplies	-	-	500	0%
Other current charges	42	308	750	41%
Website: hosting and maintenance	-	705	705	100%
Website: ADA compliance	-	210	210	100%
Total professional & administrative	<u>13,921</u>	<u>59,587</u>	<u>104,374</u>	57%
Operating services				
Insurance: property	-	458	570	80%
Electric	(1,031)	-	-	N/A
Repairs and maintenance				
Pump station	-	1,300	2,000	65%
Bridge	-	84,250	114,000	74%
Total operating services	<u>(1,031)</u>	<u>86,008</u>	<u>116,570</u>	74%
Other fees and charges				
Tax collector	83	2,257	2,348	96%
Information systems services	-	1,120	2,030	55%
Property appraiser	-	-	38	0%
Total other fees and charges	<u>83</u>	<u>3,377</u>	<u>4,416</u>	76%
Total expenditures	<u>12,973</u>	<u>148,972</u>	<u>225,360</u>	66%

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Excess/(deficiency) of revenues over/(under) expenditures	(4,499)	76,880	-	
Fund balances - beginning	187,360	105,981	92,476	
Fund balances - ending				
Committed				
3 months working capital	32,383	32,383	34,060	
Bridge	6,000	6,000	6,000	
Irrigation/pump-station	16,000	16,000	16,000	
Unassigned	128,478	128,478	36,416	
Fund balances - ending	<u>\$182,861</u>	<u>\$ 182,861</u>	<u>\$ 92,476</u>	

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND
FOR THE PERIOD ENDED APRIL 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll	\$ 4,321	\$ 115,207	\$ 114,940	100%
Total revenues	<u>4,321</u>	<u>115,207</u>	<u>114,940</u>	100%
EXPENDITURES				
Professional & administrative				
Landscape maintenance	-	44,800	96,550	46%
Plant replacements	-	-	2,500	0%
Property maintenance	1,374	9,425	15,600	60%
Electric	1,454	1,454	2,500	58%
Property insurance	-	3,262	4,057	80%
Repairs & maintenance - general	-	-	7,500	0%
Repairs & maintenance - irrigation (non pump station)	-	1,981	10,000	20%
Contingency/other	-	-	5,000	0%
Total professional & administrative	<u>2,828</u>	<u>60,922</u>	<u>143,707</u>	42%
Other fees and charges				
Tax collector	44	1,153	1,197	96%
Property appraiser	-	-	36	0%
Total other fees & charges	<u>44</u>	<u>1,153</u>	<u>1,233</u>	94%
Total expenditures	<u>2,872</u>	<u>62,075</u>	<u>144,940</u>	43%
Excess/(deficiency) of revenues over/(under) expenditures	1,449	53,132	(30,000)	
Fund balances - beginning	217,177	165,494	133,801	
Fund balance - ending				
Assigned: 3 months working capital	36,339	36,339	39,278	
Assigned: landscape post construction	30,000	30,000	30,000	
Unassigned	152,287	152,287	34,523	
Fund balances - ending	<u>\$218,626</u>	<u>\$ 218,626</u>	<u>\$103,801</u>	

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2007
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 9,278	\$ 247,359	\$ 246,854	100%
Interest	1,638	6,388	-	N/A
Total revenues	<u>10,916</u>	<u>253,747</u>	<u>246,854</u>	103%
EXPENDITURES				
Debt service				
Principal	-	-	105,000	0%
Interest	-	71,156	142,313	50%
Total debt service	<u>-</u>	<u>71,156</u>	<u>247,313</u>	29%
Other fees and charges				
Tax collector	90	2,472	2,571	96%
Property appraiser	-	-	98	0%
Total other fees and charges	<u>90</u>	<u>2,472</u>	<u>2,669</u>	93%
Total expenditures	<u>90</u>	<u>73,628</u>	<u>249,982</u>	29%
Excess/(deficiency) of revenues over/(under) expenditures	10,826	180,119	(3,128)	
Fund balances - beginning	457,410	288,117	284,657	
Fund balances - ending	<u>\$ 468,236</u>	<u>\$ 468,236</u>	<u>\$ 281,529</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 Multiple Public Hearings and a 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.

Present were:

Tierra Smith	Chair
Tanja Stojanovic	Assistant Secretary
Edward Turner, Jr.	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Ginger Wald	District Counsel
Jeff Schnars (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 2:05 p.m. Supervisors Smith, Stojanovic and Turner were present in person. Supervisor Wallace was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments

▪ **Staff Reports - District Engineer: *Schnars Engineering Corporation***

This item, previously Item 13B, was presented out of order.

• **Engineer's Certificate for Trust Indenture**

Mr. Schnars presented the Engineer's Certificate for Trust Indenture and discussed the Facilities Inspection findings, including the retention ponds, drainage structures, roadways, sidewalk trip hazards, GWI bridge inspection and tree trimming on the Greenway. Mr. Rom stated several of the items are within the Maintenance Agreement of the Boynton Town Center Master Association and Staff updated the report and emailed a copy to the Property Manager for the Masters Association.

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On MOTION by Ms. Smith and seconded by Mr. Turner, with all in favor, the Engineer’s Certificate for Trust Indenture Report, dated September 8, 2022, was accepted.

- **Ratification of Stormwater Management Needs Analysis Report**
This item, previously the Tenth Order of Business, was presented out of order.

Mr. Schnars presented the Stormwater Management Needs Analysis Report, which projects the CDD’s needs for the next 20 years. The Report was submitted to the County by the due date and acknowledgment that it was accepted was received.

On MOTION by Ms. Smith and seconded by Mr. Turner, with all in favor, the Stormwater Management Needs Analysis Report, was ratified.

Mr. Schnars left the call.

THIRD ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2022/2023 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

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

Mr. Rom presented the proposed Fiscal Year 2023 budget and noted a slight increase in the “Property maintenance (porter services)” line item, on Page 5.

On MOTION by Ms. Smith and seconded by Mr. Turner, with all in favor, the Public Hearing was opened.

No members of the public spoke.

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On MOTION by Ms. Smith and seconded by Mr. Turner, with all in favor, the Public Hearing was closed.

Mr. Rom presented Resolution 2022-08 and read the title.

On MOTION by Ms. Stojanovic and seconded by Ms. Smith, with all in favor, 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, was adopted.

FOURTH ORDER OF BUSINESS

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

The affidavit of publication was included for informational purposes.

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

On MOTION by Ms. Smith and seconded by Ms. Stojanovic, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Ms. Smith and seconded by Ms. Stojanovic, with all in favor, the Public Hearing was closed.

107 Mr. Rom presented Resolution 2022-09 and read the title.

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<p>109 On MOTION by Ms. Smith and seconded by Ms. Stojanovic, with all in favor,</p> <p>110 Resolution 2022-09, Making a Determination of Benefit and Imposing Special</p> <p>111 Assessments for Fiscal Year 2022/2023; Providing for the Collection and</p> <p>112 Enforcement of Special Assessments; Certifying an Assessment Roll; Providing</p> <p>113 for Amendments to the Assessment Roll; Providing a Severability Clause; and</p> <p>114 Providing an Effective Date, was adopted.</p>

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117 **FIFTH ORDER OF BUSINESS**

Presentation of Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2021, Prepared by Keefe McCullough

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122 Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September
123 30, 2021 and noted the pertinent information. There were no findings, recommendations,
124 deficiencies on internal control or instances of non-compliance; it was a clean audit.

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126 **SIXTH ORDER OF BUSINESS**

Consideration of Resolution 2022-10, Hereby Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2021

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131 Mr. Rom presented Resolution 2022-10.

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<p>133 On MOTION by Ms. Smith and seconded by Ms. Stojanovic, with all in favor,</p> <p>134 Resolution 2022-10, Hereby Accepting the Audited Basic Financial Statements</p> <p>135 for the Fiscal Year Ended September 30, 2021, was adopted.</p>
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138 **SEVENTH ORDER OF BUSINESS**

Consideration of Shenandoah General Construction Company Proposal #P26675 for Renaissance Commons Blvd. Bridge Repairs

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143 Mr. Rom presented the Shenandoah General Construction Company Proposal #P26675
144 for \$87,750, which includes the Maintenance of Traffic (MOT) associated costs.

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On MOTION by Ms. Smith and seconded by Ms. Stojanovic, with all in favor, the Shenandoah General Construction Company Proposal #P26675 for Renaissance Commons Blvd. Bridge Repairs, in the amount of \$87,750, was approved.

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EIGHTH ORDER OF BUSINESS

Consideration of Inter Kleen, Inc., Second Amendment to Porter Services Agreement

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Mr. Rom presented the Inter Kleen, Inc., Second Amendment to Porter Services Agreement.

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On MOTION by Ms. Smith and seconded by Ms. Stojanovic, with all in favor, the Inter Kleen, Inc., Second Amendment to Porter Services Agreement, was approved.

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NINTH ORDER OF BUSINESS

Ratification of Osprey Landscape Contracting & Maintenance, Proposal to Install 4 Decoders and Redo Wiring for Downed Zones

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Mr. Rom presented the Osprey Landscape Contracting & Maintenance Proposal to install four decoders and redo wiring for downed zones, which was completed on June 7, 2022.

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On MOTION by Ms. Smith and seconded by Ms. Stojanovic, with all in favor, the Osprey Landscape Contracting & Maintenance, Proposal to Install 4 Decoders and Redo Wiring for Downed Zones, was ratified.

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TENTH ORDER OF BUSINESS

Ratification of Stormwater Management Needs Analysis Report

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This item was presented following the Second Order of Business.

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ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2022

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183 Mr. Rom presented the Unaudited Financial Statements as of July 31, 2022.

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185 **On MOTION by Ms. Stojanovic and seconded by Mr. Turner, with all in favor,**
186 **the Unaudited Financial Statements as of July 31, 2022, were accepted.**

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189 **TWELFTH ORDER OF BUSINESS**

**Approval of June 8, 2022 Regular Meeting
Minutes**

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192 Mr. Rom presented the June 8, 2022 Regular Meeting Minutes.

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194 **On MOTION by Ms. Smith and seconded by Ms. Stojanovic, with all in favor,**
195 **the June 8, 2022 Regular Meeting Minutes, as presented, were approved.**

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198 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

199

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

201 Ms. Wald reported the following:

202 ➤ The 2022 Legislative session ended in June and a few new laws affect CDDs.

203 ➤ Regarding cybersecurity and cybersecurity crime, records involving computers are now
204 protected by public records.

205 ➤ Regarding audits, Auditors must add two new items to the audits.

206 ➤ Regarding advertising requirements, Counties can provide a centralized website for ads
207 but the Counties would need to set up the websites and that has yet to occur.

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

209 • **Engineer's Certificate for Trust Indenture**

210 This item was presented following the Second Order of Business.

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

212 **I. Update: Greenway Tree Trimming**

213 Mr. Rom stated that Osprey Landscaping completed the Greenway tree trimming.

214 **II. Update: Completed Crossing Signage and Striping to Renaissance Commons**
215 **Blvd.**

216 Mr. Rom stated the Boynton Town Center Master Association updated the street
 217 striping for the pedestrian crossing and the signage that accompany it. The next step is for the
 218 CDD to enter into a Traffic Enforcement Agreement with the City. The Board should direct the
 219 Chair or Vice Chair to coordinate with CDD Staff to review, finalize and execute the Agreement
 220 with the City. Asked if the Agreement can be executed by the District Manager, if the Chair or
 221 Vice Chair are unavailable, Ms. Wald stated that Board approval is needed to authorize CDD
 222 Staff to enter into the Agreement with the City.

223
 224 **On MOTION by Ms. Stojanovic and seconded by Ms. Smith, with all in favor,**
 225 **authorizing the District Manager to execute a Traffic Enforcement Agreement**
 226 **with the City of Boynton Beach, upon review by District Counsel, was**
 227 **approved.**

228
 229
 230 **III. NEXT MEETING DATE: October 12, 2022 at 2:00 P.M.**

231 ○ **QUORUM CHECK**

232 The next meeting would be held on October 12, 2022, unless cancelled.

233
 234 **FOURTEENTH ORDER OF BUSINESS**

Public Comments

235
 236 There were no public comments.

237
 238 **FIFTEENTH ORDER OF BUSINESS**

Supervisors' Requests

239
 240 There were no Supervisors' requests.

241
 242 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

243
 244
 245 **On MOTION by Ms. Smith and seconded by Ms. Stojanovic, with all in favor,**
 246 **the meeting adjourned at 2:37 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

**BOYNTON VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

Wendy Sartory Link

Supervisor of Elections

Palm Beach County, FL

Date 4/18/2023

Time 08:46 AM

Precinct List for District Boynton Village Comm Dist

<u>Precinct</u>	<u>Place Name</u>	<u>Registered Voters</u>					<u>Inactive Voters</u>			
		<u>Total</u>	<u>Dems</u>	<u>Reps</u>	<u>NonP</u>	<u>Other</u>	<u>Dems</u>	<u>Reps</u>	<u>NonP</u>	<u>Other</u>
1512	Christ Fellowship Church BB	913	303	252	331	27	21	24	22	1
		913	303	252	331	27	21	24	22	1

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* CANCELED	Regular Meeting	2:00 PM
November 9, 2022* CANCELED	Regular Meeting	2:00 PM
December 14, 2022* CANCELED	Regular Meeting	2:00 PM
January 11, 2023* CANCELED	Regular Meeting	2:00 PM
February 8, 2023* CANCELED	Regular Meeting	2:00 PM
March 8, 2023* CANCELED	Regular Meeting	2:00 PM
April 12, 2023** CANCELED	Regular Meeting	2:00 PM
May 10, 2023** CANCELED NO QUORUM	Regular Meeting	2:00 PM
May 31, 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