

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**August 13, 2025**

**BOARD OF SUPERVISORS  
PUBLIC HEARING  
AND 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**

August 6, 2025

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 Time**

The Board of Supervisors of the Boynton Village Community Development District will hold a Public Hearing and Regular Meeting on August 13, 2025 at 5:30 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. Administration of Oath of Office to Appointed Supervisor, Cody Herbst (*the following will be provided under separate cover*)
  - A. Required Ethics Training and Disclosure Filing
    - Sample Form 1 2023/Instructions
  - B. Membership, Obligations and Responsibilities
  - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2025-08, Electing and Removing Officers of the District and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

6. Discussion/Consideration: Engineers Certificate for Trust Indenture
7. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates
  - A. Consideration of Resolution 2025-10, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024
8. Consideration of Goals and Objectives Reporting FY2026 [Section 189.0694, Florida Statutes - Special Districts Performance Measures and Standards Reporting]
  - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
9. Acceptance of Unaudited Financial Statements as of June 30, 2025
10. Approval of June 11, 2025 Regular Meeting Minutes
11. Staff Reports
  - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
    - 2025 Legislative Update
    - Form 1 Submission and Ethics Training
  - B. District Engineer: *Schnars Engineering Corporation*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - 848 Registered Voters in District as of April 15, 2025
    - UPCOMING MEETINGS
      - October 1, 2025 at 5:30 PM
      - January 7, 2026 at 5:30 PM
    - QUORUM CHECK
 

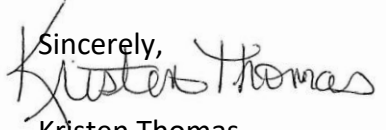
SEAT 1	SHIMON DAVIS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ELISHEVA "ELLIE" WEINER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	PENINA "PENNY" SCHWARTZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	CODY HERBST	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	BEN SCHOR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
12. Public Comments



13. Supervisors' Requests

14. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 517-5111.

Sincerely,  
  
Kristen Thomas  
District Manager

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

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

**PARTICIPANT PASSCODE: 8664977**

**BOYNTON VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3**

**BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

\_\_\_\_\_  
Board Supervisor

**ACKNOWLEDGMENT OF OATH BEING TAKEN**

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

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, who is personally known to me or has produced \_\_\_\_\_ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Boynton Village Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

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

Commission No.: \_\_\_\_\_ Expires: \_\_\_\_\_

-----  
MAILING ADDRESS: ☐ Home ☐ Office County of Residence \_\_\_\_\_

\_\_\_\_\_  
Street Phone Fax

\_\_\_\_\_  
City, State, Zip Email Address

**BOYNTON VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2025-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND  
PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

**SECTION 1.** The following is/are elected as Officer(s) of the District effective August 13, 2025:

\_\_\_\_\_ is elected Chair  
\_\_\_\_\_ is elected Vice Chair  
\_\_\_\_\_ is elected Assistant Secretary  
\_\_\_\_\_ is elected Assistant Secretary  
\_\_\_\_\_ is elected Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of August 13, 2025:

\_\_\_\_\_

\_\_\_\_\_

**SECTION 3.** The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Daniel Rom is Assistant Secretary

Kristen Thomas is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED** this 13th day of August, 2025.

ATTEST:

**BOYNTON VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**5A**

# LOCALiQ

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

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Boynton Village Cdd  
Boynton Village Cdd  
2300 GLADES RD  
STE 410W

BOCA RATON FL 334318556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

07/24/2025, 07/31/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/31/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$448.16  
Tax Amount: \$0.00  
Payment Cost: \$448.16  
Order No: 11509962  
Customer No: 729618  
PO #:

# of Copies:  
1

**THIS IS NOT AN INVOICE!**

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

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

### **BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVI- SORS' MEETING.**

The Board of Supervisors (the "Board") of the Boynton Village Community Development District (the "District") will hold a public hearing and regular meeting as follows:

DATE: August 13, 2025

TIME: 5:30 PM

LOCATION: P1acifica Apartments

1100 Audace Ave.,

Boynton Beach, Florida 33426

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website at <https://www.boyntonvillagecdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
7/24, 7/31/25 #11509962



**BOYNTON VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5B**

## RESOLUTION 2025-09

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Boynton Village Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

#### **SECTION 1. BUDGET**

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

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Boynton Village Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$540,800 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$119,560
TOTAL SPECIAL REVENUE FUND (GREENWAY)	\$170,808
TOTAL DEBT SERVICES FUND – SERIES 2007 A-1/A-2	<u>\$250,432</u>
TOTAL ALL FUNDS	<b>\$540,800</b>

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

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

**PASSED AND ADOPTED** this 13th day of August, 2025.

ATTEST:

**BOYNTON VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2025/2026 Budget

**Exhibit A:** Fiscal Year 2025/2026 Budget

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**

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

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

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 124,542				\$ 124,542
Allowable discounts (4%)	(4,982)				(4,982)
Assessment levy: on-roll - net	119,560	\$ 115,754	\$ -	\$ 115,754	119,560
Interest and miscellaneous	-	28	-	28	-
Total revenues	119,560	115,782	-	115,782	119,560
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	4,306	800	2,153	2,953	2,788
Management/accounting/recording	48,071	24,036	24,035	48,071	50,013
Legal	10,000	2,907	5,000	7,907	10,000
Engineering	7,000	-	3,500	3,500	6,500
Audit	8,400	-	8,400	8,400	8,500
Assessment roll preparation	8,000	4,000	4,000	8,000	8,000
Arbitrage rebate calculation	1,200	-	1,200	1,200	1,200
Dissemination agent	3,500	1,750	1,750	3,500	3,500
Trustee	5,725	5,725	-	5,725	5,725
Postage	750	25	500	525	750
Legal advertising	1,500	409	1,091	1,500	1,500
Annual district filing fee	175	175	-	175	175
Insurance: GL & POL	9,243	9,436	-	9,436	9,119
Office supplies	500	-	500	500	500
Other current charges	1,600	897	804	1,701	1,700
Website maintenance	705	705	-	705	705
ADA website compliance	210	210	-	210	210
Total professional & admin	110,885	51,075	52,933	104,008	110,885



**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025			Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Budget FY 2026
<b>Field operations</b>				
Insurance: property (pump station)	682	-	-	682
Repairs & maintenance				
Pump station	2,830	1,242	251	2830
Bridge	1,000	-	-	1,000
Total field operations	4,512	1,242	251	4,512
<b>Other fees and charges</b>				
Tax collector	1,245	1,158	-	1,245
Information system services	2,030	1,270	760	2,030
Property appraiser	38	-	38	38
Total other fees & charges	3,313	2,428	798	3,313
Total expenditures	118,710	54,745	53,982	118,710
 Excess/(deficiency) of revenues over/(under) expenditures	 850	 61,037	 (53,982)	 7,055
 Fund balance - beginning (unaudited)	 195,043	 186,863	 247,900	 186,863
Fund balance - ending				193,918
Committed:				
3 months working capital	36,871	36,871	37,510	36,778
Bridge	39,160	39,160	39,160	58,740
Irrigation/pump-station	32,000	32,000	32,000	40,000
Unassigned	87,862	139,869	85,248	59,250
Fund balance - ending (projected)	<u>\$ 195,893</u>	<u>\$ 247,900</u>	<u>\$ 193,918</u>	<u>\$ 194,768</u>

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

**EXPENDITURES**

**Professional Services**

Supervisors \$ 2,788

Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors', not to exceed \$4,800 for each fiscal year per Supervisor.

Management/accounting/recording 50,013

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

Legal 10,000

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

Engineering 6,500

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.

Audit 8,500

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

Arbitrage rebate calculation 1,200

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

Dissemination agent 3,500

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

Trustee 5,725

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

Assessment roll preparation 8,000

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

Postage 750

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

Legal advertising 1,500

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

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

**EXPENDITURES (continued)**

Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Office supplies	500
Accounting and administrative supplies.	
Insurance: GL & POL	9,119
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	1,700
Bank charges, automatic AP routing and other miscellaneous expenses incurred during the year.	
Website maintenance	705
ADA website compliance	210
Total professional & admin	<u>110,885</u>
<b>Field operations</b>	
Insurance: property (pump station)	682
Repairs & maintenance	
Pump station	2,830
Virtual Scada System annual renew, Sullivan Electric & Pump service maintenance agreement and excess for potential repairs	
Bridge	<u>1,000</u>
Total field operations	<u>4,512</u>
<b>Other fees &amp; charges</b>	
Tax collector	1,245
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	<u>3,313</u>
Total expenditures and other uses	<u><u>\$ 118,710</u></u>

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL REVENUE FUND BUDGET (GREENWAY)  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 175,744				\$ 175,743
Allowable discounts (4%)	(7,030)				(7,030)
Assessment levy: on-roll - net	168,714	\$ 163,372	\$ -	\$ 163,372	168,713
Total revenues	168,714	163,372	-	163,372	168,713
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Landscape maintenance	98,050	38,400	59,650	98,050	100,992
Plant replacements	2,500	-	2,500	2,500	2,500
Annual plant rotation	20,000	-	20,000	20,000	20,000
Property maintenance (porter services)	16,080	8,749	7,251	16,000	16,562
Electric	2,792	1,006	1,006	2,012	2,213
Property insurance	4,999	3,315	-	3,315	5,498
Repairs & maintenance - general	7,500	-	6,250	6,250	6,250
Repairs & maintenance - irrigation (non pump station)	10,000	4,594	3,500	8,094	10,000
Contingency/other	5,000	-	5,000	5,000	5,000
Total professional & admin	166,921	56,064	105,157	161,221	169,015
<b>Other fees and charges</b>					
Tax collector	1,757	1,635	-	1,635	1,757
Property appraiser	36	-	36	36	36
Total other fees & charges	1,793	1,635	36	1,671	1,793
Total expenditures	168,714	57,699	105,193	162,892	170,808
Excess/(deficiency) of revenues over/(under) expenditures	-	105,673	(105,193)	480	(2,095)
Fund balance - beginning (unaudited)	160,320	177,134	282,807	177,134	177,614
Fund balance - ending					
Assigned: 3 months working capital	42,181	42,181	42,181	42,181	46,826
Unassigned	118,139	240,626	135,433	135,433	128,693
Fund balance - ending (projected)	\$ 160,320	\$ 282,807	\$ 177,614	\$ 177,614	\$ 175,519

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

**EXPENDITURES**

**Professional Services**

Landscape maintenance	\$ 100,992
Maintain the greenway landscape and irrigation, trim trees, mulch, etc.	
Plant replacements	2,500
Annual plant rotation	20,000
Property maintenance (porter services)	16,562
Includes walking the grounds five times per week to pick up trash, empty trash cans, replace bags, clean benches and bollards	
Electric	2,213
This is for the greenway lighting and includes electricity usage	
Property insurance	5,498
Repairs & maintenance - general	6,250
This includes benches, lighting, trash cans, waste stations	
Repairs & maintenance - irrigation (non pump station)	10,000
Contingency/other	5,000
Tax collector	1,757
Property appraiser	36
Total expenditures and other uses	<u><u>\$ 170,808</u></u>

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2007 A-1/A-2 BONDS  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 257,140				\$ 257,140
Allowable discounts (4%)	(10,286)				(10,286)
Assessment levy: on-roll - net	246,854	\$ 239,022	\$ 7,832	\$ 246,854	246,854
Interest	-	6,593	-	6,593	-
Total revenues	246,854	245,615	7,832	253,447	246,854
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	120,000	-	120,000	120,000	125,000
Interest	129,663	64,831	64,832	129,663	122,763
Property appraiser	98	-	98	98	98
Tax collector	2,571	2,390	181	2,571	2,571
Total expenditures	252,332	67,221	185,111	252,332	250,432
Excess/(deficiency) of revenues over/(under) expenditures	(5,478)	178,394	(177,279)	1,115	(3,578)
Fund balance - beginning (unaudited)	301,592	312,509	490,903	312,509	313,624
Fund balance - ending (projected)	\$ 296,114	\$ 490,903	\$ 313,624	\$ 313,624	310,046
Use of fund balance					
Debt service reserve balance (required)					(167,322)
Interest expense - November 1, 2026					(57,788)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 84,936

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

## Amortization Schedule

Date	Principal	Int. Rate	Interest	Total P+I
11/01/2025	-	-	61,381.25	61,381.25
05/01/2026	125,000.00	5.750%	61,381.25	186,381.25
11/01/2026	-	-	57,787.50	57,787.50
05/01/2027	135,000.00	5.750%	57,787.50	192,787.50
11/01/2027	-	-	53,906.25	53,906.25
05/01/2028	145,000.00	5.750%	53,906.25	198,906.25
11/01/2028	-	-	49,737.50	49,737.50
05/01/2029	150,000.00	5.750%	49,737.50	199,737.50
11/01/2029	-	-	45,425.00	45,425.00
05/01/2030	160,000.00	5.750%	45,425.00	205,425.00
11/01/2030	-	-	40,825.00	40,825.00
05/01/2031	170,000.00	5.750%	40,825.00	210,825.00
11/01/2031	-	-	35,937.50	35,937.50
05/01/2032	180,000.00	5.750%	35,937.50	215,937.50
11/01/2032	-	-	30,762.50	30,762.50
05/01/2033	190,000.00	5.750%	30,762.50	220,762.50
11/01/2033	-	-	25,300.00	25,300.00
05/01/2034	200,000.00	5.750%	25,300.00	225,300.00
11/01/2034	-	-	19,550.00	19,550.00
05/01/2035	215,000.00	5.750%	19,550.00	234,550.00
11/01/2035	-	-	13,368.75	13,368.75
05/01/2036	225,000.00	5.750%	13,368.75	238,368.75
11/01/2036	-	-	6,900.00	6,900.00
05/01/2037	240,000.00	5.750%	6,900.00	246,900.00
<b>Total</b>	<b>\$2,135,000.00</b>		<b>\$881,762.50</b>	<b>\$3,016,762.50</b>

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT SUMMARY - GENERAL FUND AND DEBT SERVICE FUND  
FISCAL YEAR 2026**

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

Projected Fiscal Year 2026						
Number of Units	Unit Type	GF	SRF	DSF	GF, SRF & DSF	FY 25 Assessment
422,430	Comm	\$ 0.0650	\$ -	\$ 0.5931	\$ 0.6581	\$ 0.6581
8	Medplex Condo	87.08	-	824.57	911.65	911.65
152	District MF #1	87.08	144.57	-	231.65	231.65
142	District MF #2	87.08	162.96	-	250.04	250.04
56	District MF #3	87.08	198.94	-	286.02	286.02
171	Pacifica MF #1	87.08	109.06	-	196.14	196.14
93	Pacifica MF #2	87.08	122.93	-	210.01	210.01
60	Pacifica MF #3	87.08	150.07	-	237.15	237.15
279	Sea Lofts #1	87.08	172.44	-	259.52	259.52
99	Sea Lofts #2	87.08	194.36	-	281.44	281.45
55	Sea Lofts TH	87.08	237.28	-	324.36	324.36



**BOYNTON VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6**

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

**Engineer's Certificate  
for  
Trust Indenture**

Prepared for:

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

July 24, 2025

Prepared by:



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

Boynton Village CDD  
04173

## **BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

### **TABLE OF CONTENTS**

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

## **I Purpose and Scope**

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

## **II Introduction / Project Description**

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

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

## **III Existing Public Facilities**

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

The surface water management system serving the Project consists of inlets, manholes and storm pipes that direct runoff to the on-site lake system for detention prior to discharge into the adjacent LWDD E-4 Canal. The surface water management system is complete.

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

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

### **2. Water Distribution**

The onsite water distribution system is composed of 6", 8", 10" and 12" diameter ductile iron mains for potable service and fire protection. All water mains to support the existing development within Boynton Village are complete, certified, and have been transferred by the BVCDD to the City of Boynton Beach Utilities Department for ownership, operation, and maintenance.

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

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

The sewer system for the existing development within Boynton Village is complete, certified and has been transferred by the BVCDD to the City of Boynton Beach Utilities Department for ownership, operation, and maintenance.

### **4. Roadways**

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

### **5. Canal Bridge**

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

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

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

**7. GREENWAY**

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

**8. City Park**

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

**IV. Ownership and Maintenance Responsibilities**

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

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

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

**V. Facilities Inspection**

Inspection was performed on June 20 & July 18, 2025, of the facilities owned by the BVCDD. A visual inspection was conducted of all the asphalt roadways, curb, gutter, sidewalks, lakes and lake banks. All drainage catch basins, the discharge control structure, and the drainage pipe connections to the catch basins and lakes were inspected for debris/sediment by probing with a PVC pipe. The lake water was 6" below the design water level elevation at the time of the inspection. No inspection of the water and sewer system was conducted since these items are no longer owned by the BVCDD. Drainage structures & piping are shown on Exhibit 'C'.

## **VI. Field Inspection Findings**

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

#### Retention Pond 1 (South)

- a. The aerator was not on during inspection and could not be verified if working properly. (Photo 1)
- b. Portions of the pond banks have steep drop offs at the edge of water likely due to erosion from wave action and water level variations on the north & east sides that should be regraded and sodded. (Photo 2)
- c. Northwest corner shows signs of erosion and should be re-graded and sodded. (Photo 3)

#### Retention Pond 2 (North)

- a. Portions of the pond banks have steep drop offs at the edge of water due to the depth and location of the outfall pipes and water level variations that should be fixed. There are faded "steep slope" warning signs in place. The south outfall pipe is partially buried in dirt (Photo 4) and the south outfall east side is completely buried (Photo 5). The "STEEP SLOPE" sign is missing on north outfall east side that was previously there (Photo 6). A possible solution is to install a different pipe end treatment which would allow for the proper excavation and slope repair to occur.
- b. The aerator was not on during inspection and could not be verified if working properly.

#### Lake #1

- a. Lake banks were modified on the northeast; east & south side of the lake and the banks properly sloped with the development of the Cortina III (Sea Lofts) project. The west & northwest sides were reconstructed with the Cortina Phase 1 & 2 projects. The weeds at the water line were previously removed but have reappeared. (Photo 7 & 8). Non-native trees growing on the lake bank on the south side need to be removed as well as weeds. (Photo 9). The Cortina Phase 3 littoral planting plan includes the littoral shelf around the entire lake. Lake 1 has been completely graded and landscaped. There seems to be poor maintenance in the planted area, the north & west side of the lake, and by the shoreline. (Photo 10 & 11). The observation deck has warped top rails that should be monitored for repair but otherwise in good condition (Photo 12 & 13)

#### Drainage Structures

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

### **2. Water Distribution**

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

### 3. Sanitary Collection and Transmission System

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

### 4. Roadways

#### **Renaissance Commons Boulevard**

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

- a. Broken sidewalk that should be replaced: SW corner of south dog park RCBN (Photo 14), NW corner of south dog park RCBN (Photo 15), Trip hazard just south of north dog park RCBN (Photo 16), There are several chipped areas of sidewalk and curb inlet just north of the Dog Park on the east side of RCBN and should be patched (Photo 17 & 18). Chipped sidewalk north of The District RCBN (Photo 19). South of bridge by Greenway walk-several areas RCBS (photo 20 & 21), Trip/fall hazard many areas along walk on RCBS between bridge and Audace Ave (Photo 22), broken sidewalk just north of Audace Ave RCBS (Photo 23), Trip hazard in walk just south of Audace Ave RCBS-also hedges blocking sidewalk (Photo 24), west of dog park by bus drop-off RCBS (photo 25), behind Michaels (photo 26), There are several trip hazards approximately 80' north of Old Boynton Road on the west side by a tree on RCBS. This area was previously repaired, but the flaking of concrete has left a trip hazard and another section of walk broken (Photo 27).
- b. Several areas of the Island curb have stress cracks. These areas don't seem to have deteriorated from the previous inspection. These areas will be monitored for future displacement.
- c. Several areas of roadway have deep gouges. These areas will be monitored for future deterioration. (Photo 28 & 29)
- d. Ponding of water was previously observed in driveway and gutter north of Target. The ponding occurs at the limits of ownership and could be eliminated by regrading the driveway. This area does not seem to have deteriorated currently. This area should be monitored for deterioration. (Photo 30)
- e. Dirt accumulation/plant growth in many areas of the gutters should be removed. (Photo 31, 32, 33 & 34)
- f. There is a "One Way" & "Right Turn Only" sign exiting the north dog park that is not to code. (Photo 35).
- g. Asphalt around valve box at the entrance to Sea Lofts needs repair RCBN (Photo 36)
- h. Potholes in asphalt forming on RCBN just before bridge. (Photo 37 & 38)



**Audace Avenue**

Audace Avenue was inspected and found to be in good condition. (Photo 39)

**5. Canal Bridge**

An inspection of the bridge was performed on October 2021 by a structural engineer, Tim DeLand, P.E. of WGI. The district had obtained construction bids for the recommendations in the report. The repairs were completed in March 2023 and verified by WGI. There are minor amounts of dirt and weeds that should be removed. (Photo 40 & 41) We recommend a structural inspection every five (5) years.

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

The grass and landscaping throughout the CDD property was observed to be mostly in a healthy condition and green. A new irrigation pump station was installed in 2020 by Sullivan Electric and they have been retained to perform periodic inspections and maintenance of the irrigation pump station. (Photo 42) Some landscape was missing in median island just south of Audace Ave (Photo 52)

**7. Greenway**

The greenway includes a 40-foot tract of land along the LWDD E-4 and a 25-foot tract of land along the SFWMD Stanley Weaver canals with landscape, multiuse path, and pedestrian light improvements. It appears generally in good condition except one bollard light was broken in the SE corner (Photo 43) Bollard lighting appeared to be okay, but operation of the lights was not verified. (Photos 44-51)

**8. City Park**

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

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

The maintenance of certain facilities owned by the BVCDD are being maintained by the Boynton Town Center Master Association (BTCMA) through the attached agreement. Those certain facilities include Renaissance Commons Boulevard (including median landscaping; Ponds 1 and 2, and Lake 1 (including littoral areas and landscaping); and drainage pipes.

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

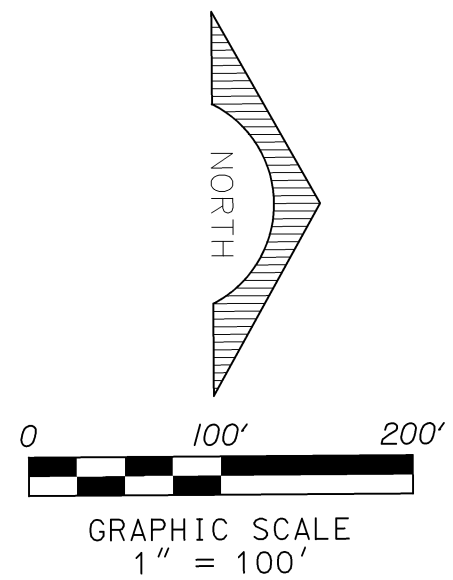
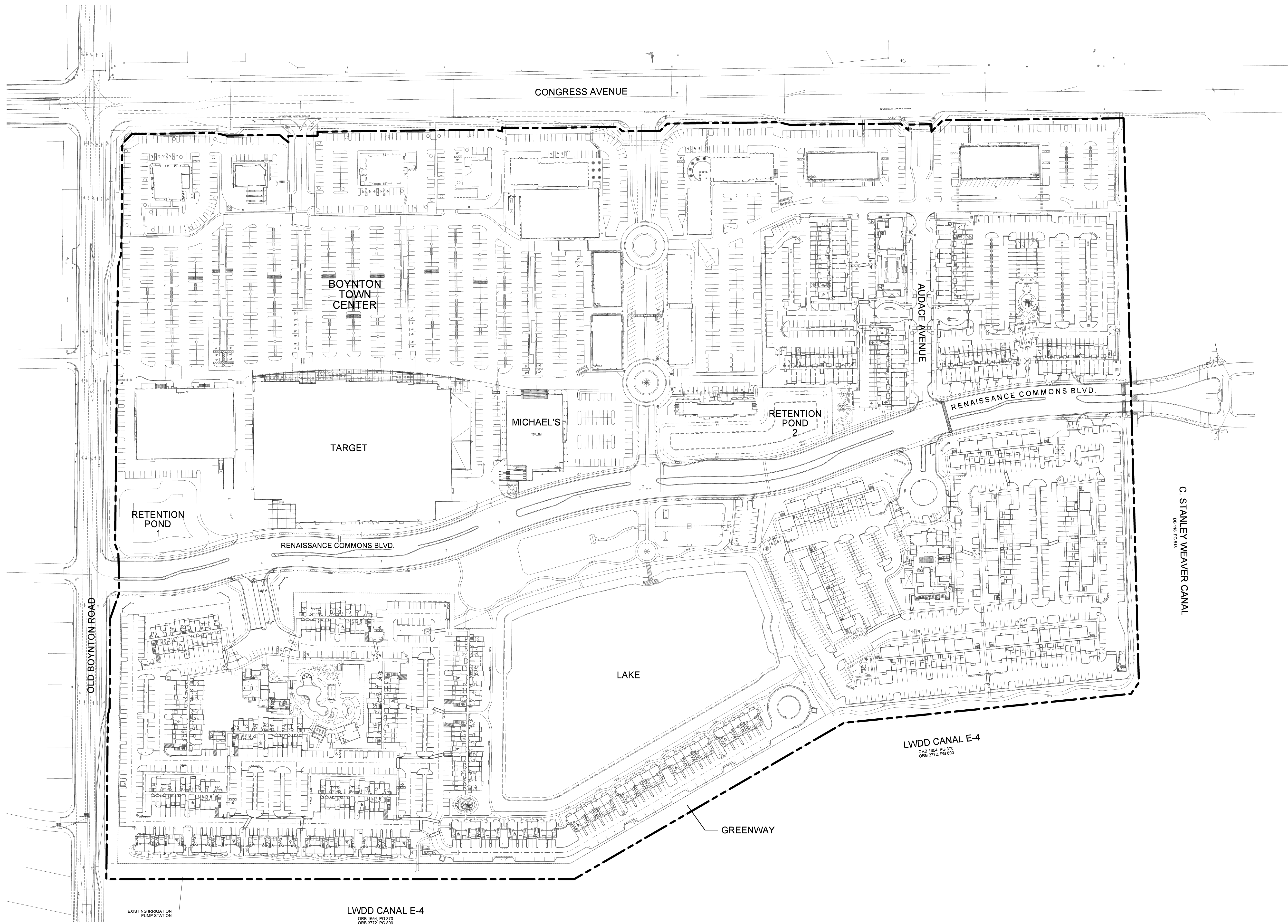
**Special Revenue Fund - Greenway Maintenance – Approved BVCDD FY 2025 Budget**

Landscape maintenance/Plant replacement	\$120,550
Property maintenance	\$16,080
Electric	\$2,792
Property Insurance	\$4,999
Repairs and Maintenance - General	\$7,500
Repairs & Maintenance – Irrigation	\$10,000
Contingency / Other	\$5,000
<b>Total</b>	<b>\$166,921</b>

**General Fund - Renaissance Commons Boulevard Bridge – Approved BVCDD FY 2024 Budget**

Irrigation Pump Station	\$2,830
Bridge Repair	\$1,000
Insurance	\$682
<b>Total</b>	<b>\$4,512</b>

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



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

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

OWNER:

PROJECT:

**BOYNTON VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT (BVCCD)**

**BOYNTON BEACH FLORIDA**

TASK:

**EXHIBIT A  
DISTRICT LIMITS**

ORIGINAL: NOV 2015

REVISIONS:

1 SEPT. 2018

2

3

4

5

6

7

8

9

10

11

12

SEAL

Jeffrey T. Schnars, P.E.  
Civil Engineer  
Florida Registration No. 46697  
(FOR THE FDM)

JOB NO. **04173**

DRAWN **FM**

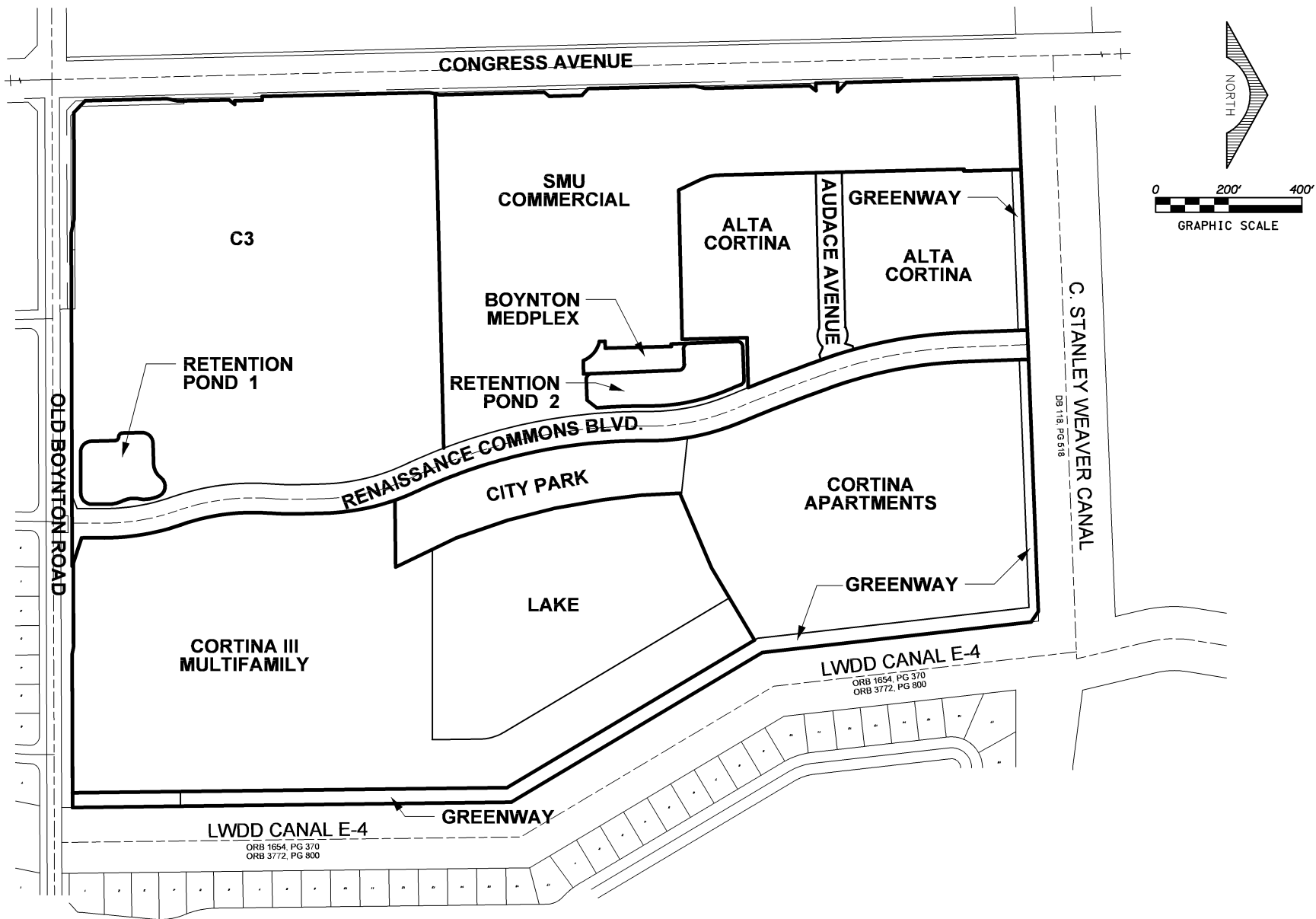
DESIGNED **JTS**

CHECKED **JWM**

Q.C. **JTS**

SHEET **1** OF **1**

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**SCHNARS**  
ENGINEERING CORPORATION

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

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

PROJECT:

**BOYNTON VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT (BVCCD)**

TASK:

**EXHIBIT B  
TRACT MAP**

JOB NO. **04173**

DRAWN **FM**

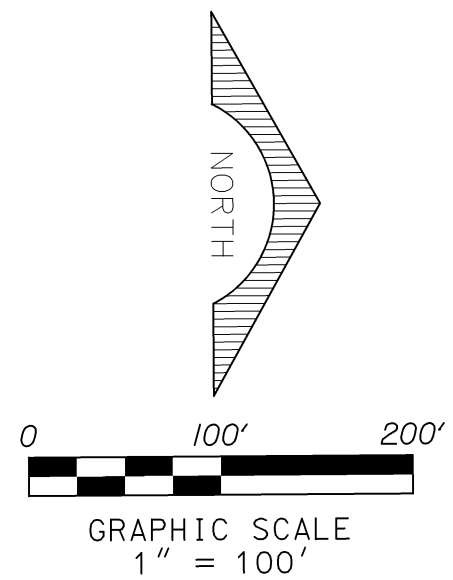
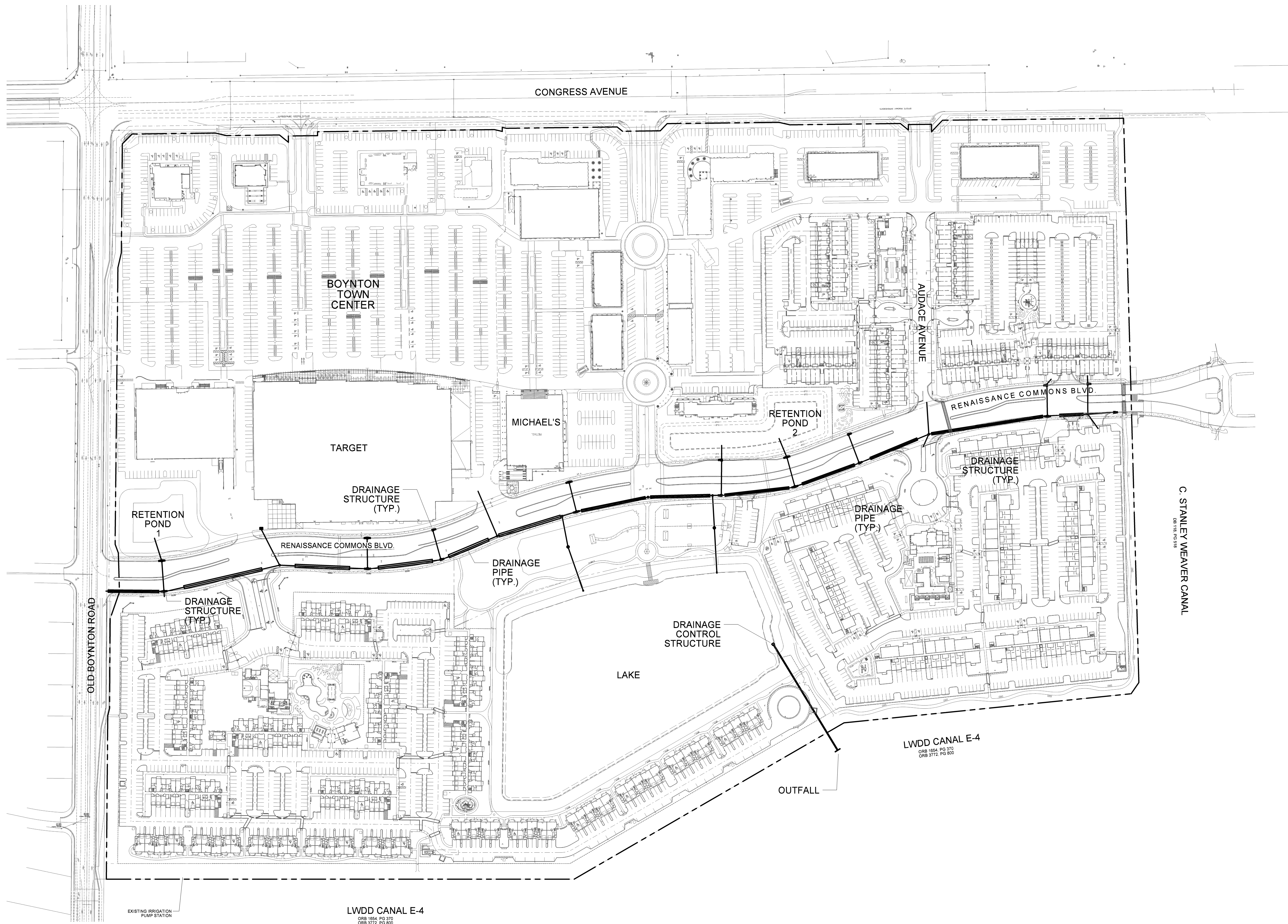
DESIGNED **JTS**

CHECKED **JWM**

Q.C. **JTS**

SHEET **1 of 1**





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

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

OWNER:

PROJECT:

BOYNTON VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT (BV added)

BOYNTON BEACH

FLORIDA

TASK:

EXHIBIT C  
MASTER DRAINAGE PIPE NETWORK

ORIGINAL: NOV 2015

REVISIONS:

1 SEPT. 2018

2

3

4

5

6

7

8

9

10

11

12

JOB NO. 04173

DRAWN FM

DESIGNED JTS

CHECKED JWM

Q.C. JTS

SHEET 1 OF 1

SEAL

Jeffrey T. Schnars, P.E.  
Civil Engineer  
Florida Registration No. 46697  
(FOR THE FIRM)

9/7/2018 11:03:36 AM C:\Projects\03040473\cadd\11\1105\add\m01.dgn

## MAINTENANCE AGREEMENT

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

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

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

### RECITALS

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

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

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

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

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

#### **1.0 Recitals**

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

## **2.0 Description of Improvements**

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

## **3.0 Performance**

The District and the Association hereby agree, as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

## **7.0 Indemnification**

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

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

## **8.0 Insurance**

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

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

## **9.0 Term of Agreement**

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

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

## **10.0 Miscellaneous Provisions**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[INTENTIONALLY LEFT BLANK]

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

ATTEST:

BOYNTON VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT

ga, Secretary

By: [Signature], Chair

Address:

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

STATE OF FLORIDA }  
COUNTY OF Pineellas }

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

Sharon M. Vizandou  
Notary Public

My commission expires:

**Sharon M. Vizandou**  
Commission # DD473101  
Expires October 21, 2009  
Bonded Troy Fain - Insurance, Inc. 800-385-7019

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

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


Daphne Gillyard  
Notary Public

My commission expires:

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

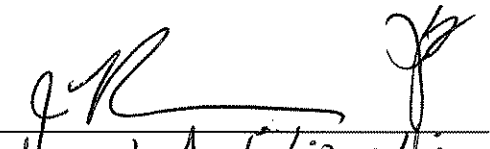
WITNESS:

BOYNTON TOWN CENTER MASTER  
ASSOCIATION, INC.

  
Signature:

Megan O'Malley  
Print Name:

By:

  
Name: Joseph A. Filippelli

Title: \_\_\_\_\_

Address:

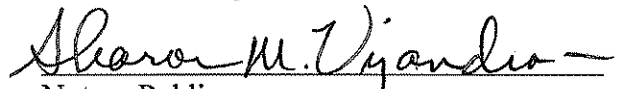
(CORPORATE SEAL)

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

STATE OF FLORIDA . }

COUNTY OF Pinellas }

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

  
Notary Public

My commission expires:



**Sharon M. Vizandou**  
Commission # DD473101  
Expires October 21, 2009  
Bonded Troy Fain - Insurance, Inc. 800-385-7019

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

**Description of Improvements**

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

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



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

**Description of Maintenance Services**

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

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

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

**Schedule of Insurance Coverage(s)**

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

## **Exhibit E – Photographs**



Photo 1: Aerator not working.



Photo 2: Steep bank drop-off.



Photo 3: Bank Erosion





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



Photo 5: Steep bank with sign-outfall needs excavation.



Photo 6: Steep Slope sign missing-outfall needs excavation





Photo 7: Lake 1 weeds at shoreline east side



Photo 8: Lake 1 weeds on the shoreline south side



Photo 9: Lake 1 Non-native trees & weeds in shoreline SW corner



Photo 10: Lake 1 weeds in landscape-poor maintenance



Photo 11: Lake 1 weeds, missing landscape



Photo 12: Observation deck





Photo 13: Observation deck top rail starting to warp



Photo 14: Broken sidewalk SW corner of south dog park on RCBN



Photo 15: Broken sidewalk NW corner of south dog park on RCBN





Photo 16: Trip hazard in sidewalk south of north dog park on RCBN



Photo 17: Chipped areas of sidewalk-trip hazard on RCBN north of dog parks



Photo 18: Chipped inlet top should be patched on RCBN.





Photo 19: Chipped Sidewalk-Trip Hazard RCBN north of The District



Photo 20: Broke Sidewalk-Trip Hazard south of bridge RCBS



Photo 21: Trip Hazard-broken Walk south of bridge RCBS





Photo 22: Drop off by walk presents fall/trip hazardt RCBS between bridge & Audace Ave



Photo 23: Broke walk just north of Audace Ave RCBS



Photo 24: Trip hazard in walk-bushes blocking walk south of Audace Ave RCBS





Photo 25: Broke walk in bus drop-off RCBS



Photo 26: Broken walk behind Michaels RCBS



Photo 27: Trip hazard in walk-several areas RCBS



Photo 28: Gouges in asphalt RCBS



Photo 29: Gouges in road RCBS



Photo 30: Ponding of water at Target entrance RCBS





Photo 31: Dirt in gutter behind Michael RCBS



Photo 32: Dirt in gutter RCBS exist to Old Boynton RD



Photo 33: Dirt in gutter RCBS south of Audace Ave



Photo 34: RCBN-dirt in gutter south of The District



Photo 35: Dog park exit has improper signage



Photo 36: Asphalt repair needed by Sea Lofts on RCBN





Photo 37: RCBN-pothole forming just south of bridge



Photo 38: RCBS- small holes forming just south of bridge



Photo 39: Audace Ave-Looking west of RCBs





Photo 40-RCBS-dirt and weeds on bridge



Photo 41-RCBN-dirt and weeds on bridge



Photo 42: Greenway Looking South from Center





Photo 42: Irrigation pump



Photo 43: Greenway-broken bollard light SE side



Photo 44: Greenway looking north from Old Boynton Road





Photo 45: Greenway east side looking north from center



Photo 46: Greenway east side looking south from center



Photo 47: Greenway-NE corner looking south





Photo 48: Greenway NE corner looking west



Photo 49: Greenway north side looking east from RCBN



Photo 50: Greenway north side looking west from RCBS



Photo 51: Greenway NW corner looking east



Photo 52: Missing landscape in island south of Audace Ave

**BOYNTON VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BOYNTON BEACH, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2024**

**BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BOYNTON BEACH, FLORIDA**

**TABLE OF CONTENTS**

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Special Revenue Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29





# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Boynton Village Community Development District  
City of Boynton Beach, 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 Boynton Village Community Development District, City of Boynton Beach, Florida (the "District") as of and for the fiscal year ended September 30, 2024, 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, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance 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 (GAAS) 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.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for 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 Responsibilities 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 GAAS 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 GAAS, 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 and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated June 12, 2025, 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.



June 12, 2025

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Boynton Village Community Development District, City of Boynton Beach, Florida ("District") provides a narrative overview of the District's financial activities for the period ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$8,442,803.
- The change in the District's total net position was (\$90,391), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$676,506 an increase of \$79,317. The total fund balance is restricted for debt service, non-spendable for deposits, assigned for working capital and irrigation and the remaining fund balance is unassigned fund balance in the general and special revenue funds as of September 30, 2024.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial 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, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being 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 government's net position changed during the most recent fiscal 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 include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### 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, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### 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 on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

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 governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental fund for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and special revenue fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general and special revenue funds. A budgetary comparison schedule has been provided for the general and special revenue funds to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2024	2023
Current and other assets	\$ 685,464	\$ 600,130
Capital assets, net of depreciation	10,075,323	10,362,786
Total assets	10,760,787	10,962,916
Current liabilities	62,984	59,722
Long-term liabilities	2,255,000	2,370,000
Total liabilities	2,317,984	2,429,722
Net position		
Net investment in capital assets	7,820,323	8,576,584
Restricted	258,484	74,886
Unrestricted	363,996	(118,276)
Total net position	\$ 8,442,803	\$ 8,533,194

The District's net position reflects its investment in capital assets (e.g., land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to landowners; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease is attributed to the cost of operations exceeding program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 554,620	\$ 588,390
Operating grants and contributions	17,579	12,752
General revenues		
Unrestricted investment earnings	45	42
Total revenues	572,244	601,184
Expenses:		
Interest Expense	133,520	137,400
Maintenance and operations	422,620	507,616
General government	106,495	96,119
Total expenses	662,635	741,135
Change in net position	(90,391)	(139,951)
Net position - beginning	8,533,194	8,673,145
Net position - ending	\$ 8,442,803	\$ 8,533,194

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$662,635. The costs of the District's activities were funded by program revenues, which are comprised primarily of assessments. The majority of the decrease in expenses is attributed to bridge repair costs incurred in the prior fiscal year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2024 did not exceed appropriations. Actual special revenue fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

## CAPITAL ASSETS

At September 30, 2024, the District had \$13,559,834 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$3,484,511 has been taken, which resulted in a net book value of \$10,075,323. More detailed information about the District's capital assets is presented in the notes of the financial statements.

## CAPITAL DEBT

At September 30, 2024, the District had \$2,255,000 Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant

#### CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

If you have questions about this report or need additional financial information, contact the Boynton Village Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431.

**BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BOYNTON BEACH, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 370,474
Deposits	388
Accounts receivable	200
Assessments receivable	3,416
Restricted assets:	
Investments	310,986
Capital assets:	
Nondepreciable	6,648,082
Depreciable, net	3,427,241
Total assets	<u>10,760,787</u>
<b>LIABILITIES</b>	
Accounts payable	8,862
Due to Developer	96
Accrued interest payable	54,026
Non-current liabilities:	
Due within one year	120,000
Due in more than one year	2,135,000
Total liabilities	<u>2,317,984</u>
<b>NET POSITION</b>	
Net investment in capital assets	7,820,323
Restricted for debt service	258,484
Unrestricted	363,996
Total net position	<u>\$ 8,442,803</u>

See notes to the financial statements

**BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BOYNTON BEACH, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Primary government:					
Governmental activities:					
General government	\$ 106,495	\$ 155,737	\$ -	\$ -	\$ 49,242
Maintenance and operations	422,620	151,467	-	-	(271,153)
Interest on long-term debt	133,520	247,416	17,579	-	131,475
Total governmental activities	662,635	554,620	17,579	-	(90,436)
General revenue General revenues:					
Unrestricted investment earnings					45
Total general revenues					45
Change in net position					(90,391)
Net position - beginning					8,533,194
Net position - ending					\$ 8,442,803

See notes to the financial statements



**BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BOYNTON BEACH, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Special Revenue	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 370,474	\$ -	\$ -	\$ 370,474
Investments	-	310,986	-	310,986
Deposits	-	-	388	388
Accounts receivable	200	-	-	200
Due from other funds	-	-	175,812	175,812
Assessments receivable	959	1,524	933	3,416
Total assets	<u>\$ 371,633</u>	<u>\$ 312,510</u>	<u>\$ 177,133</u>	<u>\$ 861,276</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 8,862	\$ -	\$ -	\$ 8,862
Due to other funds	175,812	-	-	175,812
Due to Developer	96	-	-	96
Total liabilities	<u>184,770</u>	<u>-</u>	<u>-</u>	<u>184,770</u>
Nonspendable:				
Deposits	-	-	388	388
Restricted for:				
Debt service	-	312,510	-	312,510
Assigned to:				
Working capital	35,239	-	42,181	77,420
Greenway Project	-	-	134,564	134,564
Irrigation	24,000	-	-	24,000
Unassigned	127,624	-	-	127,624
Total fund balances	<u>186,863</u>	<u>312,510</u>	<u>177,133</u>	<u>676,506</u>
Total liabilities and fund balances	<u>\$ 371,633</u>	<u>\$ 312,510</u>	<u>\$ 177,133</u>	<u>\$ 861,276</u>

See notes to the financial statements

**BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BOYNTON BEACH, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

Fund balance - governmental funds	\$	676,506
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.

Capital assets, net	13,559,834		
Accumulated depreciation	<u>(3,484,511)</u>		10,075,323

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(54,026)		
Bonds payable	<u>(2,255,000)</u>		<u>(2,309,026)</u>

Net position of governmental activities	\$	<u>8,442,803</u>
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See notes to the financial statements

**BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BOYNTON BEACH, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Special Revenue	Governmental Funds
REVENUES				
Assessments	\$ 155,737	\$ 247,416	\$ 151,467	\$ 554,620
Interest	45	17,579	-	17,624
Total revenues	155,782	264,995	151,467	572,244
EXPENDITURES				
Current:				
General government	100,525	948	5,022	106,495
Maintenance	14,975	-	120,182	135,157
Debt service:				
Principal	-	115,000	-	115,000
Interest	-	136,275	-	136,275
Total expenditures	115,500	252,223	125,204	492,927
Excess (deficiency) of revenues over (under) expenditures	40,282	12,772	26,263	79,317
Fund balances - beginning	146,581	299,738	150,870	597,189
Fund balances - ending	\$ 186,863	\$ 312,510	\$ 177,133	\$ 676,506

See notes to the financial statements

**BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BOYNTON BEACH, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 79,317
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.	(287,463)
Repayments of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	115,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>2,755</u>
Change in net position of governmental activities	<u><u>\$ (90,391)</u></u>

See notes to the financial statements

**BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BOYNTON BEACH, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Boynton Village Community Development District ("District") was established effective September 6, 2006 by Ordinance 06-073 of the Board of Commissioners of City of Boynton Beach, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Special Revenue Fund**

This fund accounts for the activity and operations assigned to maintaining the Greenway project.

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

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



## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. 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 assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Furniture and equipment	2 - 5
Infrastructure	15 - 25

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are reported as an expense in the year incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Fund Equity/Net Position (Continued)**

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### **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 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

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 public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
First American Government Oblig Fund Class Y	\$ 310,986	S&P AAAM	Weighted average of the fund portfolio: 31 days
	<u>\$ 310,986</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – INTERFUND RECEIVABLES AND PAYABLES

Interfund receivables and payables at September 30, 2024 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 175,812
Special Revenue	175,812	-
Total	\$ 175,812	\$ 175,812

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the special revenue fund represent assessments collected by the general fund that are owed to the special revenue fund.

## NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 6,648,082	\$ -	\$ -	\$ 6,648,082
Total capital assets, not being depreciated	6,648,082	-	-	6,648,082
Capital assets, being depreciated				
Furniture, fixtures and equipment	446,495	-	-	446,495
Infrastructure	6,465,257	-	-	6,465,257
Total capital assets, being depreciated	6,911,752	-	-	6,911,752
Less accumulated depreciation for:				
Furniture, fixtures and equipment	267,894	44,649	-	312,543
Infrastructure	2,929,154	242,814	-	3,171,968
Total accumulated depreciation	3,197,048	287,463	-	3,484,511
Total capital assets, being depreciated, net	3,714,704	(287,463)	-	3,427,241
Governmental activities capital assets, net	\$ 10,362,786	\$ (287,463)	\$ -	\$ 10,075,323

Depreciation expense was charged to maintenance and operations.

## NOTE 7 – LONG-TERM LIABILITIES

### Series 2007A-1

On August 13, 2027, the District issued \$3,600,000 of Special Assessment Bonds, Series 2007A-1 Bonds, with due dates ranging from May 1, 2008 - May 1, 2037 and fixed interest rates of 5.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

The Series 2007A-1 Bonds are subject to redemption prior to maturity at, in whole or in part, on any date on or after May 1, 2017. The Series 2007A-1 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

## NOTE 7 – LONG-TERM LIABILITIES (Continued)

### Long-term debt transactions

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2007 A-1	\$ 2,370,000	\$ -	\$ 115,000	\$ 2,255,000	\$ 120,000
Total	\$ 2,370,000	\$ -	\$ 115,000	\$ 2,255,000	\$ 120,000

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 120,000	\$ 129,663	\$ 249,663
2026	125,000	122,763	247,763
2027	135,000	115,575	250,575
2028	145,000	107,813	252,813
2029	150,000	99,475	249,475
2030-2034	900,000	356,500	1,256,500
2035-2037	680,000	79,638	759,638
Total	\$ 2,255,000	\$ 1,011,427	\$ 3,266,427

## NOTE 8 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

## NOTE 9 – 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. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.



**BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BOYNTON BEACH, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Amounts	
REVENUES			
Assessments	\$ 155,391	\$ 155,737	\$ 346
Interest	-	45	45
Total revenues	<u>155,391</u>	<u>155,782</u>	<u>391</u>
EXPENDITURES			
Current:			
General government	111,536	100,525	11,011
Maintenance	5,725	14,975	(9,250)
Total expenditures	<u>117,261</u>	<u>115,500</u>	<u>1,761</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ 38,130</u>	40,282	<u>\$ 2,152</u>
Fund balance - beginning		<u>146,581</u>	
Fund balance - ending		<u>\$ 186,863</u>	

See notes to required supplementary information

**BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BOYNTON BEACH, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – SPECIAL REVENUE FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Amounts	
REVENUES			
Assessments	\$ 151,172	\$ 151,467	\$ 295
Total revenues	<u>151,172</u>	<u>151,467</u>	<u>295</u>
EXPENDITURES			
Current:			
General government	1,611	5,022	(3,411)
Maintenance	147,641	120,182	27,459
Total expenditures	<u>149,252</u>	<u>125,204</u>	<u>24,048</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ 1,920</u>	26,263	<u>\$ 24,343</u>
Fund balance - beginning		<u>150,870</u>	
Fund balance - ending		<u>\$ 177,133</u>	

See notes to required supplementary information

**CITY OF BOYNTON BEACH, FLORIDA**  
**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general and special revenue funds. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2024 did not exceed appropriations. Actual special revenue fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BOYNTON BEACH, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	0
Employee compensation	\$0
Independent contractor compensation	\$70,415
Construction projects to begin on or after October 1; (\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance \$113.17 Debt service - \$824.57
Special assessments collected	\$554,620
Outstanding Bonds:	N/A



**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  
City of Boynton Beach, Florida

We have audited, in accordance with the 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, City of Boynton Beach, Florida (the "District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 12, 2025

**Report on Internal Control Over Financial Reporting**

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

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

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

**Report on Compliance and Other Matters**

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

**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.

*B. & Associates*

June 12, 2025





**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 ▪ (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

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

We have examined Boynton Village Community Development District, City of Boynton Beach, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. 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 in Section 218.415, Florida Statutes. 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.

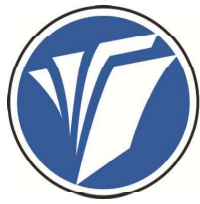
We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report 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, management, and the Board of Supervisors of Boynton Village Community Development District, City of Boynton Beach, Florida and is not intended to be and should not be used by anyone other than these specified parties

*Grau & Associates*

June 12, 2025



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301  
Boca Raton, Florida 33431  
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Fax (561) 994-5823  
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## MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

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

### Report on the Financial Statements

We have audited the accompanying basic financial statements of Boynton Village Community Development District, City of Boynton Beach, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 12, 2025.

### 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 Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 12, 2025, should be considered in conjunction with this management letter.

### Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

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, as applicable, management, and the Board of Supervisors of Boynton Village Community Development District, City of Boynton Beach, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Boynton Village Community Development District, City of Boynton Beach, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

*Grau & Associates*

June 12, 2025

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

None

### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. 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 which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor 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.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

**BOYNTON VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7A**

**RESOLUTION 2025-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

**WHEREAS**, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Basic Financial Statements for Fiscal Year 2024;

**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 2024 heretofore submitted to the Board is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and

2. A verified copy of said Audited Basic Financial Statements for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution in the District's "Official Record of Proceedings".

**PASSED AND ADOPTED** this 13th day of August, 2025.

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**BOYNTON VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8**

**BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2025 – September 30, 2026**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.



**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## 2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1 District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1 Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

### **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

**Standard:** CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

### **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

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District Manager

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Chair/Vice Chair, Board of Supervisors

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Print Name

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Print Name

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Date

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Date

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2025**

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
JUNE 30, 2025**

	Major Funds			Total Governmental Funds
	General	Special Revenue	Debt Service	
<b>ASSETS</b>				
Cash - SunTrust				
General fund	\$ 490,187	\$ -	\$ -	\$ 490,187
Investments - US Bank				
Revenue account - (A-1) 1950 Congress	-	-	130,223	130,223
Revenue account - (A-2) SFL Devco / WR1 & WR2	-	-	16,296	16,296
Reserve account - (A-1) 1950 Congress	-	-	167,322	167,322
Reserve account - (A-2) SFL Devco	-	-	748	748
Prepayment - (A-2)	-	-	3,941	3,941
Redemption	-	-	28	28
Due from other	230	-	-	230
Due from other funds				
General	-	260,764	-	260,764
Utility deposits	-	388	-	388
Total assets	<u>\$ 490,417</u>	<u>\$ 261,152</u>	<u>\$ 318,558</u>	<u>\$ 1,070,127</u>
<b>LIABILITIES</b>				
<b>Liabilities:</b>				
Accrued wages payable	\$ 400	\$ -	\$ -	\$ 400
Due to other funds				
Special revenue	260,763	-	-	260,763
Due to Developer	96	-	-	96
Total liabilities	<u>261,259</u>	<u>-</u>	<u>-</u>	<u>261,259</u>
<b>FUND BALANCES</b>				
Assigned:				
Debt service	-	-	318,558	318,558
Committed				
3 months working capital	36,871	42,181	-	79,052
Bridge	39,160	-	-	39,160
Irrigation/pump-station	32,000	-	-	32,000
Unassigned	121,127	218,971	-	340,098
Total fund balances	<u>229,158</u>	<u>261,152</u>	<u>318,558</u>	<u>808,868</u>
Total liabilities and fund balances	<u>\$ 490,417</u>	<u>\$ 261,152</u>	<u>\$ 318,558</u>	<u>\$ 1,070,127</u>

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ -	\$ 119,777	\$ 119,560	100%
Interest and miscellaneous	4	35	-	N/A
Total revenues	<u>4</u>	<u>119,812</u>	<u>119,560</u>	100%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	800	1,600	4,306	37%
Management	4,006	36,053	48,071	75%
Legal	500	4,408	10,000	44%
Engineering	-	-	7,000	0%
Audit	-	6,000	8,400	71%
Assessment roll preparation	667	6,000	8,000	75%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	292	2,625	3,500	75%
Trustee	-	5,725	5,725	100%
Postage	-	68	750	9%
Legal advertising	178	587	1,500	39%
Annual district filing fee	-	175	175	100%
Insurance	-	7,661	9,243	83%
Office supplies	-	-	500	0%
Other current charges	165	1,380	1,600	86%
Website: hosting and maintenance	-	705	705	100%
Website: ADA compliance	-	210	210	100%
Total professional & administrative	<u>6,608</u>	<u>73,197</u>	<u>110,885</u>	66%



**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations</b>				
Insurance: property	-	611	682	90%
Repairs and maintenance				
Pump station	-	1,242	2,830	44%
Bridge	-	-	1,000	0%
Total field operations expenses	-	1,853	4,512	41%
<b>Other fees and charges</b>				
Tax collector	-	1,197	1,245	96%
Information systems services	-	-	2,030	0%
Property appraiser	-	1,270	38	3342%
Total other fees and charges	-	2,467	3,313	74%
Total expenditures	6,608	77,517	118,710	65%
Excess/(deficiency) of revenues over/(under) expenditures	(6,604)	42,295	850	
Fund balances - beginning	235,762	186,863	195,043	
Fund balances - ending				
Committed				
3 months working capital	36,871	36,871	36,871	
Bridge	39,160	39,160	39,160	
Irrigation/pump-station	32,000	32,000	32,000	
Unassigned	121,127	121,127	87,862	
Fund balances - ending	<u>\$229,158</u>	<u>\$ 229,158</u>	<u>\$195,893</u>	

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
SPECIAL REVENUE FUND  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ -	\$ 169,049	\$ 168,714	100%
Total revenues	-	169,049	168,714	100%
<b>EXPENDITURES</b>				
<b>Professional &amp; Administrative</b>				
Landscape maintenance	6,400	57,600	98,050	59%
Plant replacements	-	-	2,500	0%
Annual plant rotation	-	-	20,000	0%
Property maintenance	1,521	13,072	16,080	81%
Electric	1,020	2,026	2,792	73%
Property insurance	-	4,480	4,999	90%
Repairs & maintenance - general	-	-	7,500	0%
Repairs & maintenance - irrigation (non pump station)	-	6,164	10,000	62%
Contingency/other	-	-	5,000	0%
Total professional & administrative	8,941	83,342	166,921	50%
<b>Other fees and charges</b>				
Tax collector	-	1,689	1,757	96%
Property appraiser	-	-	36	0%
Total other fees & charges	-	1,689	1,793	94%
Total expenditures	8,941	85,031	168,714	50%
Excess/(deficiency) of revenues over/(under) expenditures	(8,941)	84,018	-	
Fund balances - beginning	270,093	177,134	160,320	
Fund balance - ending				
Assigned: 3 months working capital	42,181	42,181	42,181	
Unassigned	218,971	218,971	118,139	
Fund balances - ending	\$261,152	\$ 261,152	\$160,320	

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND - SERIES 2007  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ -	\$ 247,328	\$ 246,854	100%
Interest	1,029	10,854	-	N/A
Total revenues	1,029	258,182	246,854	105%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	120,000	120,000	100%
Interest	-	129,663	129,663	100%
Total debt service	-	249,663	249,663	100%
<b>Other fees and charges</b>				
Tax collector	-	2,470	2,571	96%
Property appraiser	-	-	98	0%
Total other fees and charges	-	2,470	2,669	93%
Total expenditures	-	252,133	252,332	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,029	6,049	(5,478)	
Fund balances - beginning	317,529	312,509	301,592	
Fund balances - ending	\$ 318,558	\$ 318,558	\$ 296,114	

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

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

The Board of Supervisors of the Boynton Village Community Development District held a Regular Meeting on June 11, 2025 at 6:00 p.m., at Pacifica Apartments: 1100 Audace Ave., Boynton Beach, Florida 33426.

**Present:**

Shimon Davis	Vice Chair
Benjamin Schor	Assistant Secretary

**Also present:**

Kristen Thomas	District Manager
Ginger Wald	District Counsel
Elisheva (Ellie) Weiner	Supervisor-Appointee
Penina (Penny) Schwartz	Supervisor-Appointee

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Thomas called the meeting to order at 6:07 p.m. Roll call was taken during the Fourth Order of Business.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consider Appointment of Qualified Elector  
to Fill Unexpired Term of Seat 2; Term  
Expires November 2026**

Mr. Davis nominated Elisheva (Ellie) Weiner to fill Seat 2. No other nominations were made.

On MOTION by Mr. Davis and seconded by Mr. Schor, with all in favor, the appointment of Elisheva (Ellie) Weiner to fill Seat 2, was approved.
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**FOURTH ORDER OF BUSINESS**

**Administration of Oath of Office to  
Appointed Supervisor (the following will**

also be provided under a separate package)

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Elisheva (Ellie) Weiner.

▪ **Roll Call**

**This item, previously the First Order of Business, was presented out of order.**

Supervisors Davis, Schor and Weiner were present. Supervisors Smith and Turner were not present.

Ms. Thomas explained the following to Ms. Weiner before the meeting:

**A. Required Ethics Training and Disclosure Filing**

- **Sample Form 1 2023/Instructions**

**B. Membership, Obligation and Responsibilities**

**C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

**D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

Ms. Thomas asked Mr. Davis and Mr. Schor to contact her if they do not receive an email from the Commission on Ethics to register and file Form 1 by the July 1, 2025 deadline. They are also required to complete four hours of ethics training by December 31, 2025.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Resignation of Tierra Smith  
[Seat 3]**

Ms. Thomas presented Tierra Smith's resignation.

**On MOTION by Mr. Davis and seconded by Mr. Schor, with all in favor, the resignation of Tierra Smith from Seat 3, was accepted.**

**SIXTH ORDER OF BUSINESS**

**Consider Appointment of Qualified Elector  
to Fill Unexpired Term of Seat 3; Term  
Expires November 2028**

Ms. Weiner nominated Penina (Penny) Schwartz to fill Seat 3. No other nominations were made.

On MOTION by Mr. Schor and seconded by Ms. Weiner, with all in favor, the appointment of Penina (Penny) Schwartz to fill Seat 3, was approved.

- **Administration of Oath of Office to Appointed Supervisor**

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Penina (Penny) Schwartz. She reviewed the items in the new Supervisor package with Ms. Schwartz before the meeting.

**SEVENTH ORDER OF BUSINESS****Acceptance of Resignation of Edward Turner, Jr [Seat 4]**

Ms. Thomas presented Mr. Edward Turner's resignation.

On MOTION by Mr. Schor and seconded by Ms. Weiner, with all in favor, the resignation of Edward Turner from Seat 4, was accepted.

**EIGHTH ORDER OF BUSINESS****Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 4; Term Expires November 2028**

Mr. Davis nominated Cody Herbst to fill Seat 4. No other nominations were made.

On MOTION by Mr. Schor and seconded by Ms. Weiner, with all in favor, the appointment of Cody Herbst to fill Seat 4, was approved.

- **Administration of Oath of Office to Newly Appointed Supervisor**

The Oath of Office will be administered to Mr. Herbst at or before the next meeting.

**NINTH ORDER OF BUSINESS****Consideration of Resolution 2025-03, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Thomas presented Resolution 2025-03. Ms. Weiner nominated the following slate:

Ellie Weiner	Chair
Shimon Davis	Vice Chair
Benjamin Schor	Assistant Secretary



116 Penny Schwartz Assistant Secretary

117 No other nominations were made.

118 The Resolution removes the following from the Board:

119 Tierra Smith Chair

120 Edward Turner, Jr. Assistant Secretary

121 The following prior appointments by the Board remain unaffected by the Resolution:

122 Craig Wrathell Secretary

123 Daniel Rom Assistant Secretary

124 Kristen Thomas Assistant Secretary

125 Craig Wrathell Treasurer

126 Jeff Pinder Assistant Treasurer

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128 **On MOTION by Mr. Davis and seconded by Ms. Weiner, with all in favor,**  
129 **Resolution 2025-03, Electing, as nominated, and Removing Officers of the**  
130 **District and Providing for an Effective Date, was adopted.**

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133 **TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04,  
Approving the Proposed Budget for Fiscal  
Year 2025/2026 and Setting a Public  
Hearing Thereon Pursuant to Florida Law;  
Addressing Transmittal, Posting and  
Publication Requirements; Addressing  
Severability; and Providing an Effective  
Date**

141

142 Ms. Thomas presented Resolution 2025-04. She reviewed the proposed Fiscal Year 2026  
143 budget, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

144 The following change was made to Resolution 2025-04:

145 HOUR: Change "2:00 p.m." to "5:30 p.m."

146

147 **On MOTION by Ms. Weiner and seconded by Mr. Schor, with all in favor,**  
148 **Resolution 2025-04, as amended, Approving the Proposed Budget for Fiscal**  
149 **Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law**  
150 **for August 13 2025 at 5:30 p.m., at Pacifica Apartments: 1100 Audace Ave.,**  
151 **Boynton Beach, Florida 33426; Addressing Transmittal, Posting and Publication**  
152 **Requirements; Addressing Severability; and Providing an Effective Date, was**  
153 **adopted.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Fiscal Year 2025/2026 and Providing for an Effective Date**

Ms. Thomas presented Resolution 2025-05.

The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

DATES: October 1, 2025; January 7, 2026; February 4, 2026; April 1, 2026; May 6, 2026; August 5, 2026; and September 2, 2026

TIME: 5:30 PM

**On MOTION by Ms. Weiner and seconded by Ms. Schwartz, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.**

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Thomas presented Resolution 2025-06. She and Ms. Wald discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

**On MOTION by Mr. Davis and seconded by Ms. Weiner, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-07, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office**

Ms. Thomas presented Resolution 2025-07.

On MOTION by Ms. Weiner and seconded by Mr. Davis, with all in favor, Resolution 2025-07, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301, as the Registered Office, was adopted.

**FOURTEENTH ORDER OF BUSINESS****Ratification Items**

Ms. Thomas presented the following:

- A. Sullivan Electric & Pump, Inc., Invoice #25738 for Irrigation Pump System-SCADA Renewal Software Cell Service Subscription [\$860]
- B. The Osprey Group Inc Invoice No. 23746 for Irrigation Break [\$1,080]

On MOTION by Mr. Schor and seconded by Ms. Weiner, with all in favor, Sullivan Electric & Pump, Inc., Invoice #25738 for Irrigation Pump System-SCADA Renewal Software Cell Service Subscription, in the amount of \$860; and The Osprey Group Inc Invoice No. 23746 for Irrigation Break, in the amount of \$1,080, were ratified.

**FIFTEENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of March 31, 2025**

On MOTION by Mr. Schor and seconded by Ms. Weiner, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

**SIXTEENTH ORDER OF BUSINESS****Approval of December 3, 2024 Special Meeting and Audit Committee Meeting Minutes**

On MOTION by Mr. Davis and seconded by Mr. Schor, with all in favor, the December 3, 2024 Special Meeting and Audit Committee Meeting Minutes, as presented, were approved.

**SEVENTEENTH ORDER OF BUSINESS****Staff Reports**

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

Ms. Wald reiterated the reminder to Board Members to electronically file their Form 1 Financial Disclosure by July 1, 2025 to the Commission on Ethics and complete the ethics training by December 31, 2025. Newly appointed Board Members have 30 days from receiving the email from the Commission on Ethics to register and file Form 1.

Ms. Wald stated that most of the legislative bills they were monitoring did not pass. She will present her firm's legislative memorandum at the August meeting. The Performance Measures/Standards & Annual Reporting Form will be on the agenda, since the House Bill 7013, Goals and Objectives requirement was not repealed.

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

There was no report.

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

- **NEXT MEETING DATE: August 13, 2025 at 2:00 PM [Adoption of FY2026 Budget]**

- **QUORUM CHECK**

The next meeting will be on August 13, 2025 at 5:30 p.m., instead of 2:00 p.m.

Ms. Thomas and Ms. Wald provided background on current CDD vendors Sullivan Electric & Pump, Inc. and The Osprey Group Inc, as to the project scope, cost and performance, since both Agreements expire September 30, 2025. The Board consensus is to enter into new Agreements with the same vendors, subject to Staff presenting new proposals at the next meeting.

**EIGHTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**NINETEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There were no Supervisors' request.

**TWENTIETH ORDER OF BUSINESS**

**Adjournment**

<p><b>On MOTION by Ms. Weiner and seconded by Mr. Schwartz, with all in favor, the meeting adjourned at 6:53 p.m.</b></p>
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Secretary/Assistant Secretary

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Chair/Vice Chair

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
A**

## MEMORANDUM

TO: District Manager

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

DATE: June 30, 2025

RE: 2025 Legislative Update

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As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

**1. Chapter 2025 – 195, Laws of Florida (SB 268).** The legislation creates a new public records exemption under section 119.071(4)(d)6., F.S., for certain personal identifying and locating information of specified state and local officials, members of Congress, and their family members. Specifically, the exemption applies to the partial home addresses and telephone numbers of current congressional members, public officers, their adult children and spouses. To assert the exemption, the public officer or congressional member, their family members, or employing agencies must submit a written, notarized request to each agency holding the information, along with documentation verifying the individual's eligibility. Custodians of records must maintain the exemption until the qualifying condition no longer exists.

The legislation narrows the definition of "public officer" to include only the Governor, Lieutenant Governor, Chief Financial Officer, Attorney General, or Commissioner of Agriculture; as well as a state senator or representative, property appraiser, supervisor of elections, school superintendent, city or county commissioner, school board member, or mayor. This exemption applies to information held before, on, or after July 1, 2025. It is subject to the Open Government Sunset Review Act and will automatically repeal on October 2, 2030, unless reenacted by the Legislature. The effective date of this act is July 1, 2025.

While the new exception is not specifically applicable to a member of a Community Development District ("CDD") board of supervisors, if any board members or related officials fall within this definition of a "public officer" who has asserted the exception, the CDD must protect the partial home addresses and telephone numbers of these individuals, as well as similar information about their spouses and adult children. CDDs will need to update their public records procedures to verify and process these requests to ensure exempt information is withheld.

**2. Chapter 2025 – 174, Laws of Florida (HB 669).** The legislation prohibits a local government’s<sup>1</sup> investment policy from requiring a minimum bond rating for any category of bond that is explicitly authorized in statute to include unrated bonds. Current law permits local governments to invest in unrated bonds issued by the government of Israel. The bill ensures that investment policies do not impose additional rating requirements that conflict with this statutory authorization. The effective date of this act is July 1, 2025.

This law prevents a CDD from imposing stricter bond rating requirements in their investment policies than those allowed by state law. Specifically, if state law authorizes investment in certain unrated bonds, such as those issued by the government of Israel, a CDD cannot require a minimum bond rating for these bonds in its investment guidelines. CDDs must align their investment policies with statutory permissions, allowing investment in authorized unrated bonds without additional rating restrictions.

**3. Chapter 2025 – 189, Laws of Florida (SB 108).** The legislation makes significant amendments to the Administrative Procedure Act (APA), revising rulemaking procedures, establishing a structured rule review process, and changing public notice requirements.

**New Timelines and Notice Requirements:**

- Agencies must publish a notice of intended agency action within 90 days of the effective date of legislation delegating rulemaking authority.
- Notices of proposed rulemaking must now include the proposed rule number, and at least seven days must separate the notice of rule development from proposed rule publication.
- Agencies must electronically publish the full text of any incorporated material in a text-searchable format and use strikethrough/underline formatting to show changes.

This legislation applies to CDDs that exercise rulemaking authority under Chapter 120, Florida Statutes. Under the new requirements, CDDs must publish a notice of intended agency action within 90 days after the effective date of any legislation granting them rulemaking authority. When proposing new rules, CDDs must now include the proposed rule number in the notice, allow at least seven (7) days between publishing the notice of rule development and the proposed rule itself, and electronically publish the full text of any incorporated materials in a searchable format. All changes must be shown using strikethrough and underline formatting. CDDs subject to the APA should review their procedures to ensure timely and compliant publication moving forward.

Section 120.5435, F.S., governing the rule review process sunsets on July 1, 2032, unless reenacted. The effective date of this act is July 1, 2025.

**4. Chapter 2025 – 85, Laws of Florida (SB 348).** The legislation amends the Code of Ethics to establish a new “stolen valor” provision and expands enforcement mechanisms for collecting unpaid ethics penalties. The bill creates section 112.3131, F.S., which prohibits candidates, elected or appointed public officers, and public employees from knowingly making

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<sup>1</sup> A “unit of local government” is defined any county, municipality, special district, school district, county constitutional officer, authority, board, public corporation, or any other political subdivision of the state. Section 218.403(11), F.S.



fraudulent representations relating to military service for the purpose of material gain. Prohibited conduct includes falsely claiming military service, honors, medals, or qualifications, or unauthorized wearing of military uniforms or insignia. An exception is provided for individuals in the theatrical profession during a performance. Violations are subject to administrative penalties under section 112.317, F.S., and may also be prosecuted under other applicable laws.

In addition, the legislation amends section 112.317(2), F.S., to authorize the Attorney General to pursue wage garnishment for unpaid civil or restitution penalties arising from ethics violations. A penalty becomes delinquent if unpaid 90 days after imposition. If the violator is a current public officer or employee, the Attorney General must notify the Chief Financial Officer or applicable governing body to initiate withholding from salary-related payments, subject to a 25 percent cap or the maximum allowed by federal law. Agencies may retain a portion of withheld funds to cover administrative costs. The act also authorizes the referral of delinquent penalties to collection agencies and establishes a 20-year statute of limitations for enforcement. The effective date of this act is July 1, 2025.

This law applies directly to CDDs because CDD board members and employees are classified as public officers and public employees under Florida law. As such, CDD officials are prohibited from knowingly making fraudulent claims regarding military service or honors for material gain under the new “stolen valor” provision. Additionally, the law enhances enforcement tools for unpaid ethics penalties, allowing for wage garnishment, salary withholding, and referrals to collection agencies. CDDs must ensure that their officials and staff comply with these ethics requirements and be prepared to cooperate with enforcement actions beginning July 1, 2025.

**5. Chapter 2025 – 164, Laws of Florida (SB 784).** The legislation amends section 177.071, F.S., to require that local governments review and approve plat and replat submittals through an administrative process, without action by the governing body. Local governments must designate by ordinance an administrative authority to carry out this function. The administrative authority must (1) acknowledge receipt of a submittal in writing within seven days, identify any missing documentation and provide details on the applicable requirements and review timeframe. Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe provided in the initial notice. Any denial must include a written explanation citing specific unmet requirements. The authority or local government may not request or require an extension of time. The effective date of this act is July 1, 2025.

While this law does not apply directly to CDDs, as they do not have plat approval authority, it is relevant to developer-controlled CDD boards involved in the land entitlement process. Plat and replat approvals will now be handled through an administrative process by the city or county, rather than by governing body action. Local governments must designate an administrative authority by ordinance and follow strict requirements for written acknowledgment, completeness review, and decision-making timelines. Any denial must include a written explanation citing specific deficiencies, and extensions cannot be requested by the reviewing authority.

**6. Chapter 2025 – 140, Laws of Florida (HB 683).** The legislation includes several revisions related to local government contracting, public construction bidding, building permitting, and professional certification. It also requires the Department of Environmental Protection to adopt

minimum standards for the installation of synthetic turf on residential properties. Upon adoption, the law prohibits local governments from enforcing ordinances or policies that are inconsistent with those standards.

The act requires local governments to approve or deny a contractor's change order price quote within 35 days of receipt. If denied, the local government must identify the specific deficiencies in the quote and the corrective actions needed. These provisions may not be waived or modified by contract. The law prohibits the state and its political subdivisions from penalizing or rewarding a bidder for the volume of construction work previously performed for the same governmental entity. With respect to building permits, the act prohibits local building departments from requiring a copy of the contract between a builder and a property owner or any related documentation, such as cost breakdowns or profit statements, as a condition for applying for or receiving a permit. The act also allows private providers to use software to review certain building plans and reduces the timeframe within which building departments must complete the review of certain permit applications.

CDDs must follow the new requirements for contractor's change order timelines, restrictions on permit-related documentation, and procurement practices.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

**BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
C**

# Wendy Sartory Link

Supervisor of Elections

Palm Beach County, FL

Date 4/17/2025

Time 12:10 PM

## 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	Boynton Beach Arts and Cultural	848	262	278	263	45	89	64	94	12
		848	262	278	263	45	89	64	94	12

BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Pacifica Apartments: 1100 Audace Ave., Boynton Beach, Florida 33426</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2025	Regular Meeting	5:30 PM
January 7, 2026	Regular Meeting	5:30 PM
February 4, 2026	Regular Meeting	5:30 PM
April 1, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	5:30 PM
May 6, 2026	Regular Meeting	5:30 PM
August 5, 2026	Public Hearing & Regular Meeting <i>Adoption of FY2027 Budget</i>	5:30 PM
September 2, 2026	Regular Meeting	5:30 PM