



Northern Palm Beach County Improvement District  
359 Hiatt Drive, Palm Beach Gardens, Florida 33418  
561-624-7830 · fax 561-624-7839 · www.npbcid.org

**REGULAR MEETING AGENDA**  
**ADMINISTRATIVE BUILDING AND EOC**  
**359 HIATT DRIVE**  
**PALM BEACH GARDENS, FLORIDA**  
September 22, 2021  
8:00 a.m.

- 1) Roll Call
- 2) Establish a Quorum
- 3) Additions or Deletions to the Agenda
- 4) Approval of Minutes
  - a) August 11, 2021 Engineering Review Committee Meeting
  - b) August 25, 2021 Public Hearing
  - c) August 25, 2021 Regular Meeting
- 5) Comments from the Public for Items not on the Agenda
- 6) **Consent Agenda (Ask for Public Comment before approving Consent Agenda)**
  - a) Multi-Unit  
Consider Authorization to Close Trust Accounts
  - b) Payment Requests
- 7) **Regular Agenda**
  - a) Unit No. 2C – Alton
    - i) Status Report
    - ii) Consider Funding Agreement No. 18  
**Ask for Public Comment**
    - iii) Consider Award of Contract to J.W. Cheatham, LLC  
**Ask for Public Comment**
    - iv) Consider Acceptance of Special Warranty Deed  
**Ask for Public Comment**
  - b) Unit No. 5A – Vista Center of Palm Beach  
Consider Ratification of Purchase Order to Ferreira Construction  
**Ask for Public Comment**
  - c) Unit Nos. 9A/9B – Abacoa I & II  
Consider Award of Contract to Aquatic Vegetation Control, Inc.  
**Ask for Public Comment**

- d) Unit No. 11 – PGA National  
Consider Acceptance of General Release, Utility Easement and Approve Payment Request  
**Ask for Public Comment**
  - e) Unit No. 20 – Juno Isles  
Consider Purchase Order to WGI, Inc.  
**Ask for Public Comment**
  - f) Unit No. 31 – BallenIsles Country Club  
Consider Third Amendment to Purchase and Sale Agreement  
**Ask for Public Comment**
  - g) Unit No. 53 – Arden  
Status Report
  - h) General  
Consider Designation of Piper Sandler & Co. as Placement Agent for Multi-Unit Refunding Loan  
**Ask for Public Comment**
- 8) Miscellaneous Reports:
- a) Engineer
  - b) Attorney
  - c) Executive Director - Public & Community Relations Report
- 9) Committee Reports:
- a) Personnel Committee
    - i) Consider Committee Recommendation  
**Ask for Public Comment**
- 10) Receive and File
- 11) Comments from the Board
- 12) Adjourn

**Please note the following upcoming meetings:**

**October 27, 2021 – 8:00 a.m.- Regular Meeting**

**November 17, 2021 – 8:00 a.m.- Annual Landowners Meeting/Regular Meeting**

**MINUTES**  
**ENGINEERING REVIEW COMMITTEE MEETING**  
**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**  
**August 11, 2021**

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The Engineering Review Committee met on August 11, 2021 at approximately 9:45 a.m. in the Northern Administrative Complex, 359 Hiatt Drive, Palm Beach Gardens, Florida.

**1) ROLL CALL**

The full membership of the Committee, comprised of Board Supervisors Adrian M. Salee and Ellen T. Baker, was present.

Also present were Executive Director O’Neal Bardin, Jr.; District Engineer Robert W. Lawson of Arcadis; General Counsel Kenneth W. Edwards of Caldwell Pacetti, et al.; Deputy Director Dan Beatty; Finance Director Katie Roundtree; District Clerk Susan Scheff; Director of Operations Ken Roundtree; Capital Construction/Permits Administrator Tim Helms; Staff Engineer Kim Leser; Alan Wertepny of Mock Roos & Associates, Inc. (MRA); Brian LaMotte and Jeff Bergmann of Wantman Group Inc. (WGI); Amy Eason of AECOM; W. Jeff Holland and Bruce Wyman of Juno Isles Boat Owner’s Association (BOA); and Richard Milligan of Juno Isles Homeowners Association (HOA) (Unit 20).

**2) ESTABLISH A QUORUM**

As a result of some procedural governance uncertainty, Mr. Salee chaired this Committee meeting although it was subsequently determined that Ms. Baker was nominated as Chair of this Committee during its reorganization at the March 9, 2021 meeting.

Mr. Salee announced that a quorum was present and that it was in order to consider any business to come before the Committee.

### **3) ADDITIONS OR DELETIONS TO THE AGENDA**

Mr. Bardin reported that there were no additions or deletions to the agenda.

### **4) COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

### **5) REGULAR AGENDA**

#### **a) Unit No. 20 – Juno Isles**

##### **Consider Approach Methodology for Weir Replacement**

Mr. Beatty explained that this project has been in the planning stage for some time now. He stated that, in accordance with Northern's Engineering Standards Manual (ESM) and State law, the project has reached the approach methodology stage. Mr. Beatty explained that Staff requested approach methodologies from three of Northern's engineering consultants, AECOM, MRA and WGI, as each of these firms is capable of providing the necessary services. He reported that each firm has provided their proposed approach methodology and they were previously delivered to the Committee members for review. He noted that Staff has reviewed the approach methodologies as well, and he can provide Staff's ranking and/or evaluation of those methodologies if the Committee so chooses.

Mr. Beatty reported that representatives from all three firms were in attendance, as well as representatives from the HOA and BOA. He explained that when Staff reaches the design stage of this project, the HOA and BOA will be involved in that design.

Mr. Bardin asked Mr. Beatty to explain to the Committee what they are being asked to do today.

Mr. Beatty advised that the Committee is being asked to rank the three firms in order from highest to lowest. Once ranked, Staff will then enter into negotiations with the highest ranked firm to provide a written proposal for the project's engineering which will then be presented to Northern's Board for consideration.

Mr. Edwards explained that throughout this process there is supposed to be a "Cone of Silence" until the written engineering proposal is approved by the Board.

Mr. Bardin further explained that this means that the firms, the Committee members and the Board are not to be communicating regarding the project. Ms. Baker asked for clarification, and Mr. Edwards advised that in order to avoid having the three firms selected to provide proposals for the project having private discussions with Committee or Board members, the ESM calls for a "Cone of Silence" which prohibits communication outside of the public meeting format.

Ms. Baker noted that she traveled to the site to look at the weir and took some photos. She then stated that she has reviewed the proposals and has ranked them, but she has some questions for each of the firms before making her final decision.

Ms. Baker's first question was for MRA, asking if their only option is to replace the weir or are they also willing to repair it.

Mr. Wertepny introduced himself and advised that given the age of the structure, his firm's recommendation is to replace the structure. Ms. Baker had some further questions with regard to the sand bags on one side of the structure and the flow of water, and Mr. Wertepny explained the reason for the sand bags and some of the options available to offer protections from potential sea level rise.

Mr. Bardin then provided some further historical explanation as to the need for this project.

Ms. Baker asked about the material to the north side of the weir, its purpose and if it also is scheduled to be replaced. Mr. Beatty advised that there are aluminum sheet pile walls which have experienced some erosion and stated that they have been incorporated into this project as well. She asked about the material on the side by the corrugated metal, and Mr. Beatty explained that it was also for the purpose of erosion control and is scheduled to be replaced.

Ms. Baker stated that her next question was for WGI, noting that it also had to do with repairing or replacing the structure. She further noted that WGI appears to be looking at both options. She was interested in how they would determine which option to go with given that the inspection report is seven years old, as noted in the AECOM proposal.

Mr. Bergmann introduced himself and advised that WGI has a diver on their team that will do inspections to determine if it is appropriate to repair or replace the structure. Ms. Baker had further questions with regard to whether the structure would be relocated if they determine to replace the structure, and Mr. Bergmann advised that they would abandon the old structure and build a new one approximately 18 inches from the old structure. There was a further discussion with regard to the boat lift.

Ms. Baker said that she found the AECOM proposal to be the easiest to read of the three and appreciated that they explained that the report was seven years old. She also was pleased that they have worked with the South Indian River Water Control District (SIRWCD), noting that they are very environmentally conscious. Her question to AECOM was also about determining whether to repair or replace the structure.

Ms. Eason introduced herself and advised that AECOM has a structural engineer well-versed in marine port projects who believes that additional investigation needs to be done in order

to determine whether or not repair or replacement is recommended. She explained that their replacement method would be similar to that of WGI and noted that they would also try to salvage the boat lift.

Mr. Salee asked a general question to Staff as to whether the structure would be designed the same way today as it was designed when it was originally built.

Mr. Lawson stated that he believes the answer would be yes, as the same structural practices will be in effect. He further stated that climate change and tide heights will be taken into account, but the structural practices remain the same.

Mr. Salee stated he was trying to ascertain whether there would be a benefit to rebuilding the structure or whether repair would be sufficient.

Mr. Lawson advised that this was discussed at the Staff level and everyone has brought up the same thing. He noted that the report is old, but not as old as the structure, and every structure has a service life. The determination as to whether it needs to be repaired or replaced will be based upon further inspection.

Mr. Beatty added that the salinity protection apparatus that is chosen will be an integral part of this design.

Ms. Baker asked to hear from the Juno Isles representatives since they are in attendance, and Mr. Bardin advised that there are two groups represented, one is the HOA and the other is the BOA.

Jeff Holland of the BOA introduced himself and said he was in attendance with Bruce Wyman. He then addressed some of their concerns. He noted that approximately 60 residents are

members of the BOA who use the boat lift regularly and they are concerned about how the new tidal gate will affect the boat ramp.

There was a general discussion with regard to clearance issues, the boat lift location and potential impacts to boat owners during this project, as well as the possibility of boat lift modifications.

Richard Milligan of the HOA introduced himself and asked if the old unit could possibly be encapsulated with the new unit. He also expressed that the saltwater intrusion mechanism is their main concern. He discussed his understanding of the project with regard to the water level and asked if he is correct.

Mr. Lawson explained that his understanding is generally correct and there has not yet been a determination as to what type of control will be used for king tides. He appreciated that Mr. Milligan brought up the issue of raising the water level and noted that this will be added to considerations in the design. Mr. Lawson confirmed that there is no plan to remove the current structure.

Mr. Bardin stated that the Committee is meeting to rank the engineering firms and that the issues being raised by the HOA and BOA representatives will be addressed during the design phase.

Ms. Baker asked if any of the firms have a time constraint.

Mr. Beatty discussed the process to be followed, noting that Staff would negotiate a scope and price with the highest ranked firm which would be brought to the Board in September. He stated that Northern is attempting to get grant money to cover part of Northern's expenses. He expects that design and permitting would take approximately four to six months with construction



beginning next year. Mr. Beatty expressed that he is fairly confident that any of the three firms could meet Northern's design timeframes.

Mr. Bardin asked if the Committee wants to prepare the ranking independently or are they interested in Staff input. It was the consensus of the Committee to receive the Staff's input.

Mr. Lawson advised that Staff met recently to discuss the ranking, noting that everyone agreed it was one of the hardest they have ever had to rank, because there are pluses and minuses to all of the proposals. He thanked all three firms for their interest. He explained that the ranking came down to some of the resources being locally available and, although so much is being done remotely, there are some advantages to being able to go and look at things immediately. He further explained that this project is also heavily structural which then brought two firms to the forefront, as one firm would be using a subcontractor for structural engineering. Mr. Lawson concluded by stating that it very a very close choice between AECOM and WGI, although there were portions of the MRA proposal that were excellent. He stated that Staff's official ranking was WGI first, AECOM second and MRA third, but it was so close that Staff was hoping the Committee did not request Staff's opinion.

Mr. Edwards and Mr. Lawson then advised Ms. Baker that it is up to the Committee to determine the ranking and not Staff.

Ms. Baker stated that she ranked AECOM first, WGI second and MRA third.

Mr. Salee asked what her ranking was based upon, and she stated she ranked AECOM first based upon their methodology and their previous work with SIRWCD. She also found their proposal easier to understand.

Mr. Salee noted that his ranking was also very close, but he ranked WGI first, AECOM second and MRA third.

Ms. Baker stated that she was certainly willing to agree to ranking WGI first.

A **motion** was made by Ms. Baker, seconded by Mr. Salee and unanimously passed accepting the approach methodology ranking of WGI first, AECOM second and MRA third.

Ms. Baker thanked everyone in attendance for their time and attendance.

**6) RECEIVE AND FILE**

The meeting notice was presented for filing.

**7) COMMENTS FROM THE COMMITTEE MEMBERS**

There were no comments from the Committee.

**8) ADJOURN**

There being no further business to come before the Engineering Review Committee, the meeting was adjourned.

**MINUTES OF A PUBLIC HEARING  
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 08/25/21**

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Pursuant to the foregoing Notice, the Board of Supervisors of Northern Palm Beach County Improvement District met at approximately 8:00 a.m. on August 25, 2021, in the Administrative Building and Emergency Operations Center, 359 Hiatt Drive, Palm Beach Gardens, Florida.

**1) ROLL CALL**

There were present Board President Matthew J. Boykin and Supervisors L. Marc Cohn, Adrian M. Salee, Gregory Block, and Ellen T. Baker; Executive Director O'Neal Bardin, Jr.; District Engineer Robert W. Lawson of Arcadis and General Counsel Kenneth W. Edwards of Caldwell Pacetti, et al.

Also present were Deputy Director Dan Beatty; Finance Director Katie Roundtree; District Clerk Susan Scheff; Director of Operations Ken Roundtree; Capital Construction/Permits Administrator Tim Helms; Programs and Facilities Maintenance Administrator Jared Kneiss; Staff Engineer Kim Leser; and Cliff Hertz of Nelson, Mullins, et al. (Unit 16).

**2) ESTABLISHMENT OF A QUORUM**

Mr. Boykin announced that a quorum was present and that it was in order to consider any business to properly come before the Board.

**3) ADDITIONS OR DELETIONS TO THE AGENDA**

Mr. Bardin reported that that no additions or deletions to the Agenda were necessary.

**4) UNIT OF DEVELOPMENT NO. 16 – PALM BEACH PARK OF COMMERCE  
Consider Adoption of the Ninth Amendment to Plan of Improvements**

Mr. Bardin explained that there is an amended Plan of Improvements (POI) that Mr. Lawson can present. Mr. Bardin then stated that the purpose of the Public Hearing is to receive comments from the

public and the Board on the amended POI. He noted that no motion will be required at the hearing as the POI adoption will be addressed at the Regular Meeting.

Mr. Edwards asked if Northern has received any written objections, and Mr. Bardin advised that none had been received.

**a) Receive Comments from the Public on the Ninth Amendment to Plan of Improvements**

Mr. Boykin called for public comment regarding the Ninth Amendment to Plan of Improvements.

Cliff Hertz addressed the Board on behalf of the Landowner to note that they are proponents of this change to the POI. No other comments on the Amendment were received from the public.

**b) Receive Comments from the Board on the Ninth Amendment to Plan of Improvements**

Mr. Boykin called for Board comments regarding the Ninth Amendment to Plan of Improvements, to which there was no response.

**5) GENERAL**

**Proposed Fiscal Year 2021/2022 Annual Budget and Assessment Roll**

**a) Presentation of Assessment Rates**

Ms. Roundtree reported that pursuant to the provisions of Section 197.3632 and Chapter 189, Florida Statutes, a Notice of Public Hearing was advertised for this meeting for the purpose of receiving public comment and Board comment on Northern's proposed 2021/2022 Budget. She noted that there have been no changes to the assessment rates since they were submitted in June for the 2021 Truth in Millage (TRIM) notices. Ms. Roundtree stated that most of the rates that have increases over last year's assessments are less than approximately \$25.00 per parcel. She noted that a few have higher increases due to various reasons, but all assessments have been maintained as low as possible while allowing Northern to address some projects that were put on hold last year.

**b) Receive Comments from the Public on Proposed 2021/2022 Annual Budget and Assessment Roll**

Mr. Boykin called for public comment regarding the proposed 2021/2022 Annual Budget and Assessment Roll, to which there was no response.

**c) Receive Comments from the Board on Proposed 2021/2022 Annual Budget and Assessment Roll**

Mr. Boykin called for Board comment regarding the proposed 2021/2022 Annual Budget and Assessment Roll.

Mr. Salee made a comment that Northern needs to do a study on the impact of global warming on Northern's facilities and how to prepare for it.

Mr. Bardin explained that the legislation recently signed into law by the Governor requires Northern to prepare a report which might address some of Mr. Salee's concerns and he asked Mr. Edwards to explain it further.

Mr. Edwards stated that the report is called a "Needs Analysis" which is required to show the needs of Northern's surface water management system for the next 20 years. This report needs to be updated every five years. He explained that Staff could include what it anticipates having to do to address global warming, climate change, saltwater intrusion, etc. in the report.

Mr. Beatty stated that those concerns would be incorporated into the report as a specific element associated with the Needs Analysis.

Mr. Boykin wanted to know about the timeline, and Mr. Beatty advised that the report is due in June of 2022. Mr. Boykin asked that a status report be given at each Board Meeting.

**6) RECEIVE AND FILE**

Mr. Bardin presented the following item to be received and filed:

- Legal Advertisement and Notices pertaining to today's August 25, 2021 Public Hearing.

**7) ADJOURN**

There being no further Public Hearing items to come before the Board on this matter, the Public Hearing was adjourned.

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President

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Assistant Secretary

**MINUTES OF A BOARD OF SUPERVISORS MEETING  
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 08/25/21**

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Pursuant to the foregoing Notice, the Board of Supervisors of Northern Palm Beach County Improvement District met at approximately 8:05 a.m. on August 25, 2021, in the Administrative Building and Emergency Operations Center, 359 Hiatt Drive, Palm Beach Gardens, Florida.

**1) ROLL CALL**

There were present Board President Matthew J. Boykin and Supervisors L. Marc Cohn, Adrian M. Salee, Gregory Block, and Ellen T. Baker; Executive Director O'Neal Bardin, Jr.; District Engineer Robert W. Lawson of Arcadis and General Counsel Kenneth W. Edwards of Caldwell Pacetti, et al.

Also present were Deputy Director Dan Beatty; Finance Director Katie Roundtree; District Clerk Susan Scheff; Director of Operations Ken Roundtree; Capital Construction/Permits Administrator Tim Helms; Programs and Facilities Maintenance Administrator Jared Kneiss; Staff Engineer Kim Leser; and Cliff Hertz of Nelson, Mullins, et al. (Unit 16).

**2) ESTABLISHMENT OF A QUORUM**

Mr. Boykin announced that there was a quorum and that it was in order to consider any business to properly come before the Board.

**3) ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**4) APPROVAL OF MINUTES**

A **motion** was made by Mr. Salee, seconded by Mr. Cohn and unanimously passed approving the Minutes of the July 28, 2021 Regular Meeting.

## 5) COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Mr. Boykin called for any comments from the public for items not on the Agenda to which there was no response.

## 6) CONSENT AGENDA

Mr. Boykin called for any comments from the public on the Consent Agenda to which there was no response.

A **motion** was made by Mr. Salee, seconded by Mr. Cohn and unanimously passed approving the following Consent Agenda Items:

- a) Unit No. 53 – Arden  
Consider Bill of Sale and No Lien Affidavit for Pod G-South Phase 1
- b) Multi-Unit  
Consider Change Order to Aquatic Vegetation Control, Inc. (CO No. 10)
- c) General
  - i) Consider Board Meeting Schedule – Fiscal Year 2021/2022
  - ii) Consider Award of General Services Contract to Industrial Divers Corp. Inc.
- d) Payment Requests

copies of which are contained in applicable Northern files.

## 7) REGULAR AGENDA

### a) UNIT OF DEVELOPMENT NO. 2C – ALTON Status Report

Mr. Beatty began his report by showing the Board the Unit map and then displayed a site plan and aerial photo which delineated Parcel D of the Alton development. He reported that the construction progress is going very well and is on schedule. He then showed photos of the site from multiple directions, explaining that the curbing and utilities have been installed.

Mr. Boykin asked if these are all single-family homes and Mr. Beatty responded affirmatively.

This item was presented for information only and no Board action was required.



**b) UNIT OF DEVELOPMENT NO. 5A – VISTA CENTER OF PALM BEACH  
Consider Acknowledgment and Release to Assignment and Assumption of Exchange Agreement**

Mr. Edwards stated that in July of 2020, Northern entered into an Exchange Agreement with Discovery West Palm Development LLC (Discovery) that had planned to build a senior living facility. He explained that the Agreement was required for relocation of one or more of Northern's lakes. He noted that the Agreement has since been amended twice to allow Discovery additional time.

Mr. Edwards explained that the Agreement included a provision allowing for assignment to another party, provided certain matters were addressed. He noted that Northern was advised that Discovery has sold the property to a group that Northern believes is affiliated with Emerald Dunes, the entity that originally sold the property to Discovery. He reported that Discovery has come to Northern asking that Northern acknowledge the assignment of the Exchange Agreement and release Discovery from its obligations under the Agreement. As a result, Staff is asking that the Board authorize execution of an Acknowledgment and Release that is part of the Assignment and Assumption Agreement between the other two parties.

Mr. Boykin called for any comments from the public to which there was no response.

A **motion** was made by Mr. Salee, seconded by Mr. Cohn and unanimously passed approving execution of the Acknowledgment and Release.

**c) UNIT OF DEVELOPMENT NO. 16 – PALM BEACH PARK OF COMMERCE  
Consider Resolution Adopting the Ninth Amendment to the Plan of Improvements  
(2021-07)**

Mr. Bardin explained that, with regard to the Public Hearing that took place prior to this meeting, a Resolution adopting the Ninth Amendment to the Plan of Improvements is included in the Board's materials and Staff recommends approval.

Mr. Boykin called for any comments from the public to which there was no response.

A **motion** was made by Mr. Salee, seconded by Mr. Cohn and unanimously passed approving Resolution No. 2021-07, as presented.

**d) UNIT OF DEVELOPMENT NO. 53 – ARDEN  
Status Report**

Mr. Beatty gave a status report of this project, initially displaying the Unit map and site plan, followed by aerial photos of Pod G of the Arden development. He reported that most of the construction activities are currently taking place on this site, such as the storage of materials, excavation and related earthwork.

Mr. Boykin asked about the lake to the left of the site, and Mr. Beatty advised that the earthwork is being extended into the lake for construction of a pipe. A discussion followed with regard to the pipe's installation process. Mr. Beatty stated that the project is going very well and is on schedule.

This item was presented for information only and no Board action was required.

**e) GENERAL**

**i) Consider Rate Adjustment Request from Keshavarz & Associates, Inc.**

Mr. Beatty stated that Keshavarz & Associates (Keshavarz) has been one of Northern's Consulting Engineers since 2009. He explained that Keshavarz is still operating under its 2009 payment rate schedule and has requested a rate increase. Mr. Beatty stated that he and Mr. Lawson have reviewed the updated rate and expense schedule, noting that they found it to be consistent with other engineering firms and recommend approval.

Mr. Boykin called for any comments from the public to which there was no response.

A **motion** was made by Mr. Salee, seconded by Mr. Cohn and unanimously passed approving the requested rate and expense increases submitted by Keshavarz & Associates, Inc.

**ii) Consider Resolution Approving & Adopting the 2020/2021 Annual Budget and Assessment Roll (2021-08)**

Based on the Public Hearing that took place immediately prior to this meeting, Ms. Roundtree explained that Mr. Edwards has prepared a Resolution for the Board's consideration that approves the 2021/2022 Budget, 2021/2022 Assessment Roll and the levy of the assessments, plus authorizes the certification and submittal of the Assessment Roll to the Tax Collector. She stated that unless Mr. Edwards had further comment regarding the Resolution, a motion was in order.

Mr. Edwards had no further comment.

Mr. Boykin called for any comments from the public to which there was no response.

A **motion** was made by Mr. Salee, seconded by Mr. Cohn and unanimously passed approving Resolution No. 2021-08, as presented.

Mr. Bardin stated that this action marks the end of a very long process that begins on January 1<sup>st</sup> of each year.

**8) MISCELLANEOUS REPORTS**

**a) ENGINEER**

Mr. Lawson had nothing to report.

**b) ATTORNEY**

Mr. Edwards reported that last week he received a document from the Florida Department of Transportation (FDOT) on behalf of Florida's Turnpike Enterprise, which is one of the many co-permittees within Palm Beach County that are subject to the National Pollutant Discharge Elimination System (NPDES) program. Northern is the lead permittee and has a number of Interlocal Agreements with the County, many municipalities and certain special districts that participate in the program. He explained that FDOT, in lieu of using the interlocal agreement method, enters into Joint Participation Agreements (JPA) with Northern, and this particular FDOT JPA is due to expire in September. FDOT

has asked Northern for an amendment extending the JPA for one additional year. He reported that Northern has no objection to this extension and approval is recommended.

Mr. Boykin called for any comments from the public to which there was no response.

A **motion** was made by Mr. Salee, seconded by Mr. Cohn and unanimously passed approving the First Amendment to the Joint Participation Agreement with the Florida Department of Transportation (Florida's Turnpike Enterprise), as presented.

**c) EXECUTIVE DIRECTOR**

Mr. Bardin stated that the Public and Community Relations Report is included in the Board materials for review.

**9) COMMITTEE REPORTS**

**a) ENGINEERING REVIEW COMMITTEE  
Consider Committee Recommendation**

Mr. Beatty reported that the Committee met on August 11, 2021, to consider and rank the engineering firms that provided approach methodologies for design services related to the refurbishment and/or reconstruction of a control structure in Unit 20, Juno Isles. He stated that requests were sent to three of Northern's Project Engineers: AECOM, Mock Roos and WGI, and all three firms submitted proposals. He reported that, after general discussion, the Committee ranked the firms with WGI being first, AECOM as second and Mock Roos as third. Staff is currently in the process of negotiating a reasonable price with WGI for the project, which will be brought back to the Board in the form of a Purchase Order to be considered at a future Board Meeting.

Mr. Edwards advised that there was some confusion on the part of Staff as to who was to Chair the meeting, which resulted in the wrong Committee member serving as Chair. He stated that Staff is asking the Board to ratify this unintentional procedural governance exercise and, as part of the motion, approve the ranking recommendation of the Engineering Review Committee.

Mr. Boykin called for any comments from the public to which there was no response.

A **motion** was made by Mr. Salee, seconded by Mr. Cohn and unanimously passed ratifying how the meeting was governed and approving the Engineering Review Committee's ranking recommendation.

Mr. Bardin reiterated that the governance error was on the part of Staff and not that of the Committee members.

#### **10) RECEIVE AND FILE**

The following items were presented to be received and filed:

- Northern Monthly Financial Reports; and
- Proof of Publication of Meeting Notice

copies of which are contained in Northern's records.

#### **11) COMMENTS FROM THE BOARD**

There were no comments from the Board.

#### **12) ADJOURN**

There being no further business to come before the Board, the meeting was adjourned.

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President

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Assistant Secretary



Northern Palm Beach County Improvement District  
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## EXECUTIVE SUMMARY

**TO:** Matthew J. Boykin  
L. Marc Cohn  
Gregory Block  
Adrian M. Salee  
Ellen T. Baker

**DATE:** September 22, 2021

**FROM:** Katie Roundtree, Finance Director

**THROUGH:** O'Neal Bardin Jr., Executive Director

**RE:** Consider Authorization to Close Trust Accounts

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### Background

1. The final payment was made on the Unit 19 Series 2007 Bonds on August 1, 2021. We request approval to close trust funds related to these bonds and transfer the remaining funds to the Unit 19 Maintenance Account. Unit 19 has no other bonds outstanding. We are requesting the balance of the account be transferred as follows:

From			To	
Approximate Balance	BNYM Trust Acct #	Trust Acct Name	BNYM Trust Acct #	Trust Acct Name
\$102.66	280939	N PALM BEACH UT 19 SERIES 2000 BD	WELLS FARGO acct # 2159705211098	NPBCID OPERATING ACCOUNT-For Deposit into Unit 19 Maintenance Account

2. The final payment was made on the Unit 43 Series 2007A Bonds on August 1, 2021. We request approval to close trust funds related to these bonds and transfer the remaining funds to the Bond Funds related to the Unit 43 Series 2017 Bonds still outstanding. We are requesting the balance of the account be transferred as follows:

From			To	
Approximate Balance	BNYM Trust Acct #	Trust Acct Name	BNYM Trust Acct #	Trust Acct Name
\$1,042.89	281485	N PALM BEACH UT 43 SER 07 BOND FUND	657852	NPBID UNIT 43 2017 BOND FUND

3. The final payment was made on the Unit 46 Series 2016B Bonds on August 1, 2021. We request approval to close trust funds related to these bonds and transfer the remaining funds to the Bond Funds related to the Unit 46 Series 2016A Bonds still outstanding:

From			To	
Approximate Balance	BNYM Trust Acct #	Trust Acct Name	BNYM Trust Acct #	Trust Acct Name
\$1,007.83	964806	NPBCID UT 46 TAXABLE SER 2016B BOND	964802	NPBCID UT 46 SER 2016A BOND
\$65,008.15	964807	NPBCID UT 46 TAXABLE SER 2016B RES	964802	NPBCID UT 46 SER 2016A BOND

**Fiscal Impact**

There is no overall fiscal impact because each transfer simply moves money from one trust fund to another within the same Unit of Development.

**Recommendation**

Northern Staff recommends approval to close the trust funds related to the Unit of Development No. 19, Series 2007 Bonds, Unit of Development No. 43 Series 2007A Bonds, and Unit of Development No. 46 2016B Bonds in accordance with the transfer instructions noted above.

**RECOMMENDED DISBURSEMENTS FOR  
SEPTEMBER 22, 2021 BOARD MEETING**

	<b>BOND/COI**</b>	<b>EIPC*</b>	<b>LANDOWNER FUNDS</b>	<b>COST OF ISSUANCE</b>	<b>TOTALS</b>
<b>Unit No. 2C - Alton</b>	<b>220,279.17</b>		<b>141,053.31</b>		<b>361,332.48</b>
<b>Unit No. 5 - Henry Rolf</b>		<b>17,341.95</b>			<b>17,341.95</b>
<b>Unit No. 5A - Vista Center</b>		<b>4,600.00</b>			<b>4,600.00</b>
<b>Unit No. 11 - PGA National</b>		<b>206,520.94</b>			<b>206,520.94</b>
<b>Unit No. 45 - Paseos</b>		<b>54,804.40</b>			<b>54,804.40</b>
<b>Unit No. 53 - Arden</b>	<b>584,245.00</b>			<b>-</b>	<b>584,245.00</b>
	<b>804,524.17</b>	<b>283,267.29</b>	<b>141,053.31</b>	<b>-</b>	<b>1,228,844.77</b>

\* Equity in Pooled Cash

\*\*Cost of Issuance



UNIT OF DEVELOPMENT NO. 2C

DISBURSEMENT NO. 153

SEPTEMBER 22, 2021

	LANDOWNER			TOTALS
	BOND	NOTE	FUNDS	
<b>CONSTRUCTION:</b>				
J. W. Cheatham, LLC (Final Paving Alton Rd & Neighborhood I PRJ 618)	87,334.65		409.50	
J. W. Cheatham, LLC (Parcel D Improvements PRJ 616)	111,769.60		140,643.81	
Arazoza Bros. (Parcel G Landscape Buffer)	8,000.00			348,157.56
<b>ENGINEERING:</b>				
Michael B. Schorah (PE - Alton Construction)	2,150.00			
Arcadis U.S., Inc. (DE - Alton Construction)	5,962.00		-	8,112.00
<b>OTHER PROFESSIONALS:</b>				
Caldwell & Pacetti (Plan of Improvement Review)	742.50		-	742.50
<b>MISCELLANEOUS:</b>				
Davidson Fixed Income Mgmt. NPBCID Reimbursement (Palm Beach Post Legal Ad#100653803)	79.99			
(NPBCID Personnel time)	1,011.36			
	3,229.07			4,320.42
	<b>220,279.17</b>	<b>-</b>	<b>141,053.31</b>	<b>361,332.48</b>

**UNIT OF DEVELOPMENT NO. 5  
DISBURSEMENT NO. 9  
SEPTEMBER 22, 2021**

	<u>EIPC</u>	<u>TOTAL</u>
<b>ENGINEERING:</b>		
<b>Mock, Roos &amp; Associates, Inc.</b>	<u>17,341.95</u>	
(Replace 96" CMP in Vista Ctr)		<b>17,341.95</b>
	<u>17,341.95</u>	<u>17,341.95</u>

**UNIT OF DEVELOPMENT NO. 5A  
DISBURSEMENT NO. 44  
SEPTEMBER 22, 2021**

	<u>EIPC</u>	<u>TOTAL</u>
<b>CONSTRUCTION:</b>		
<b>Ferriera Construction</b>		
(LED Light Fixture Replacement)	<u>4,600.00</u>	
<b>FINAL</b>		<b>4,600.00</b>
	<u><u>4,600.00</u></u>	<u><u>4,600.00</u></u>

**UNIT OF DEVELOPMENT NO. 11  
DISBURSEMENT NO. 143  
SEPTEMBER 22, 2021**

	<u>EIPC</u>	<u>NOTE</u>	<u>TOTAL</u>
<b>CONSTRUCTION:</b>			
<b>Ranger Construction</b>	<u>194,520.94</u>		
(Ave. of the Champions Resurfacing)			<b>194,520.94</b>
<b>MISCELLANEOUS:</b>			
<b>The Island POA, Inc.</b>	<u>12,000.00</u>		
(Reimbursement for Electricity to Aerators per General Release approved at 9/22/21 Board)			<b>12,000.00</b>
	<u>206,520.94</u>	<u>-</u>	<u>194,520.94</u>

**UNIT OF DEVELOPMENT NO. 45  
DISBURSEMENT NO. 56  
SEPTEMBER 22, 2021**

	<u>EIPC</u>	<u>TOTAL</u>
<b>CONSTRUCTION:</b>		
<b>Flying Scot, Inc.</b>	<u>54,804.40</u>	
(R & R Damaged Sidewalks)		54,804.40
	<u>54,804.40</u>	<u>54,804.40</u>

**UNIT OF DEVELOPMENT NO. 53  
DISBURSEMENT NO. 100  
SEPTEMBER 22, 2021**

	<b>BOND</b>	<b>COST OF ISSUANCE</b>	<b>TOTAL</b>
<b>CONSTRUCTION:</b>			
<b>Centerline Utilities, Inc.</b> (Arden - Parcel J G South & I South PRJ 625)	534,403.88		
<b>Centerline Utilities, Inc.</b> (Arden - Parcel G North & H South PRJ 627)	<u>27,180.00</u>		
			561,583.88
<b>ENGINEERING:</b>			
<b>Arcadis US</b> (DE Construction Phase)	1,377.00		
<b>Michael Schorah &amp; Assoc.</b> (PE Construction Phase)	<u>17,685.00</u>		
			19,062.00
<b>OTHER PROFESSIONALS:</b>			
<b>Caldwell &amp; Pacetti</b> (Legal Services )	<u>935.00</u>		
			935.00
<b>MISCELLANEOUS:</b>			
<b>NPBCID Reimbursement</b> (NPBCID Personnel Time )	<u>2,664.12</u>		
			2,664.12
	<u>584,245.00</u>	-	<u>584,245.00</u>

**UNIT NO. 2C – ALTON**

**STATUS REPORT**



Northern Palm Beach County Improvement District  
359 Hiatt Drive, Palm Beach Gardens, Florida 33418  
561-624-7830 · fax 561-624-7839 · www.npbcid.org

## EXECUTIVE SUMMARY

**TO:** Matthew J. Boykin  
L. Marc Cohn  
Gregory Block  
Adrian M. Salee  
Ellen T. Baker

**DATE:** September 22, 2021

**FROM:** O'Neal Bardin Jr., Executive Director

**RE:** Unit of Development No. 2C - Alton  
Consider Funding Agreement No. 18  
Parcel G, Phase III Improvement Project

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### **Background**

The proposed Funding Agreement No. 18 for Unit of Development No. 2C is attached for consideration by the Board of Supervisors. This Agreement provides Landowner funding to pay for the construction of the Private Improvements associated with the Parcel G, Phase III Improvement Project.

### **Fiscal Impact**

The Funding Agreement requires the Landowner provide Northern either a cash advance or an Irrevocable Letter of Credit in an amount of \$1,794,399.00 representing 125% of the cost of the of private improvements Northern will construct in the Parcel G, Phase III Improvement Project.

### **Recommendation**

Northern Staff, General Counsel and the District Engineer recommend the Board approve the Funding Agreement as presented.



**FUNDING AGREEMENT NO. 18 FOR CONSTRUCTION  
OF PRIVATE IMPROVEMENTS  
BY AND BETWEEN  
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
AND  
KH ALTON LLC  
FOR  
UNIT OF DEVELOPMENT NO. 2C**

This Agreement (the "Agreement") shall be effective as of the \_\_\_\_ day of September, 2021 (the "Effective Date") and is being entered into by and between NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, an independent special district of the State of Florida, located at 359 Hiatt Drive, Palm Beach Gardens, Florida 33418, (hereinafter referred to as "Northern"), and KH ALTON LLC, a Florida limited liability company, located at 105 NE 1<sup>st</sup> Street, Delray Beach, Florida 33444 (hereinafter referred to as the "Developer").

**W I T N E S S E T H:**

WHEREAS, Northern is an independent special district of the State of Florida, created pursuant to Chapter 2000-467, Laws of Florida, as amended, and has certain authorizations and powers as to lands located within its jurisdictional boundaries; and

WHEREAS, Northern previously created its Unit of Development No. 2C (the "Unit") and is willing to commence the implementation and construction of certain hereinafter identified private improvements on behalf of said Unit; and

WHEREAS, Northern has adopted a Plan of Improvements (the "Plan Improvements") for the Unit which describes all of the public infrastructure improvements to be constructed by Northern on behalf of the Unit; and

WHEREAS, the Developer has requested that in conjunction with Northern's implementation of its Plan of Improvements, that Northern also install or construct those improvements described in attached Exhibit "A" that the Developer would otherwise have to construct (hereinafter referred to as the "Private Improvements"); and

WHEREAS, the Developer acknowledges that in order for Northern to implement the installation or construction of the Private Improvements, the Developer will be obligated to provide financial security or funding for certain costs and expenses related to the Cost of Construction (as hereinafter defined) of the Private Improvements.

NOW, THEREFORE, for and in consideration of the mutual understandings and agreements set forth herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

**SECTION 1. RECITALS.** The above recitals are true and correct to the best of the knowledge of the parties hereto and are incorporated herein by this reference.

## **SECTION 2. DEFINITIONS.**

(A) Cost of Construction. The phrase “*Cost of Construction*” shall mean all costs and expenses of whatsoever nature as may be required for, derived from or arise out of Northern’s design, permitting, implementation or construction of any one or more of the Private Improvements, including by way of example but not limitation: administrative, legal, engineering, surveying and other professionals or consultants fees, costs and expenses; advertisement and publication costs; photocopy, telecopy, computer and telephone costs and expenses; payments to contractors, subcontractors, materialmen and/or laborers for implementation, installation and/or construction of the Private Improvements; change orders to construction contracts or contractor delay claims; governmental entity or agency applications and permits; litigation costs, including appellate and/or mediation plus professional consultation relating thereto or as witnesses, and/or penalties or fines.

(B) Developer’s Agreement. The phrase “*Developer’s Agreement*” shall mean: (i) that particular Developer’s Agreement dated August 15, 2013 previously entered into by Northern and Kolter Acquisitions LLC, which Developer’s Agreement has been assigned to and assumed by Developer by virtue of that certain Assignment, Release and Assumption Agreement dated January 24, 2014, which was consented to by Northern on February 26, 2014 and (ii) the First Amendment thereto dated February 24, 2016.

(C) Project Manual. The phrase “*Project Manual*” shall mean such contract documents that pertain to implementation and construction of any one or more of the Private Improvements that are made a part of any agreement entered into between Northern and a contractor, including but not limited to construction contracts, addenda thereto, contractor’s bids (including documentation accompanying the bids and any post-bid documentation submitted prior to a notice of award) when attached as an exhibit to the construction contract, payment and performance bonds, general and supplementary conditions to the construction contract, specifications and drawings as same are more specifically identified in the construction contract, together with all amendments, modifications and supplements issued by Northern pursuant to the construction contract on or after the effective date of same.

**SECTION 3. NORTHERN CONSTRUCTION PROCEDURE.** Provided the Developer complies with the terms and provisions of this Agreement and the Developer’s Agreement, then in that event Northern does hereby agree as follows:

(A) Construction of Private Improvements. To proceed with the implementation and construction of the Private Improvements, with such work to be carried out pursuant to the applicable Project Manual’s terms and conditions, as may be amended from time to time.

(B) Professional Services. The provision of such reasonable administrative, legal, survey and/or engineering services as may be necessary and appropriate in order to construct any one or more of the Private Improvements.

(C) Financing. All obligations and services of Northern as contained herein or in the Developer’s Agreement, are subject to the Developer providing payment, in a prompt and timely fashion, of the Cost of Construction pursuant to Section 4 of this Agreement.

(D) Expenditures. To expend any advanced Cost of Construction funds and/or draw upon any Irrevocable Standby Letter of Credit(s) in accordance with the provisions of Section 4 of this Agreement.

(E) Accountings. Upon receipt of a written request, to provide an itemization to the Developer of all expenditures by Northern for payment of the Cost of Construction for Private Improvements and, upon the Developer's specific request, copies of invoices and backup for such payments.

(F) Bill of Sale. At or before Northern's issuance of a Notice to Proceed for the construction of works pursuant to a Project Manual, which works include one or more of the Private Improvements, the Developer shall be obligated to provide written direction to Northern of the name and address of the entity or entities to which the Private Improvements are to be conveyed upon Northern's completion of their installation and/or construction. The Private Improvements shall be conveyed to such entity or entities by Northern through a Bill of Sale similar in form to that attached hereto and identified as Exhibit "B".

**SECTION 4. DEVELOPER'S DUTIES AND OBLIGATIONS** The Developer does hereby agree to the following duties and obligations, namely:

(A) Financing. At or before the Effective Date of this Agreement, to advance or deliver to Northern the initial estimated Cost of Construction for the Private Improvements as follows:

(i) Funding Developer may either: (a) advance to Northern at or before the Effective Date of this Agreement, the sum of \$1,794,399.00 which sum represents 125% of the current estimate of the Cost of Construction of the Private Improvements and shall be held by Northern in an advanced construction payment account (which may be commingled with other Northern funds but must be accounted for separately), and, together with any interest accumulated thereon, used by Northern for the payment of the Cost of Construction of the Private Improvements or, (b) provide an Irrevocable Standby Letter of Credit from a financial institution having a Weiss rating of no less than a "B-" and an expiration date of no less than six (6) months from date of issue, in form acceptable to Northern and as generally described in attached Exhibit "C", which Irrevocable Standby Letter of Credit shall be in the sum of \$1,794,399.00 as security for the Cost of Construction of the Private Improvements and equal to 125% of the current estimate of the Costs of Construction of the Private Improvements.

(ii) Use of Irrevocable Standby Letter of Credit. Before an Irrevocable Standby Letter of Credit may be drawn upon by Northern, Northern shall first submit a written invoice to the Developer for payment. Payment of the Northern invoice must be received by Northern on or before ten (10) business days after said invoice's dated date or Northern shall thereupon and without further notice be entitled to draw upon the Irrevocable Standby Letter of Credit in an amount equal to the invoiced amount.

(iii) Responsibility for Cost of Construction. Regardless of any language herein to the contrary, it is expressly understood and agreed that the Developer is solely responsible for the payment of all of the Cost of Construction for the Private Improvements. Therefore, if for any reason the herein identified advanced funds or amount of an Irrevocable Standby Letter of Credit are insufficient for Northern to pay the Cost of Construction for all or a part of the Private Improvements, the Developer shall be obligated to deliver payment to Northern of such underfunded, unpaid or unsecured portion of the Cost of Construction on or before ten (10) business days following the dated date of a written invoice or request from Northern for such payment.

(B) Indemnification. The Developer does hereby indemnify and hold Northern harmless of and from any and all loss or liability that Northern may sustain by reason of its design, implementation and construction of the Private Improvements, with said indemnification and hold harmless to include but not be limited to: (i) all Cost of Construction, (ii) direct costs or damages, (iii) indirect or

consequential costs and damages (provided there is a proximate cause relationship), (iv) fines and/or penalties and (v) any and all injuries or damages sustained by persons or property, including reasonable attorney's fees and costs (including appellate or mediation) that may be incurred or sustained by Northern that relate to the design, implementation, construction and, as limited by the immediately following sentence, the operation and maintenance of the Alton Improvement(s), but excluding any such loss or liability incurred or sustained that is a direct and proximate result of the gross negligence of Northern.

**SECTION 5. TERM OF AGREEMENT.** Unless otherwise terminated as herein provided, this Agreement shall continue in full force and effect for a period of twenty-four (24) months from the Agreement's Effective Date.

**SECTION 6. MISCELLANEOUS PROVISIONS.**

(A) Notices. All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing (including telex, facsimile or telegraphic communication) and shall be (as elected by the person giving such notice) delivered by prepaid express overnight courier or messenger service, telecommunicated via facsimile or email (followed by mailing), or mailed to the following addresses:

**As to NORTHERN:** Northern Palm Beach County Improvement District  
359 Hiatt Drive  
Palm Beach Gardens, Florida 33418-7106  
Attn: Executive Director  
Telephone: (561) 624-7830  
Email: [OnealB@npbcid.org](mailto:OnealB@npbcid.org)

**As to DEVELOPER:** KH Alton LLC  
105 NE 1<sup>st</sup> Street  
Delray Beach, Florida 33444  
Attn: John Csapo  
Telephone: 561-682-9500  
Email: [jcsapo@kolter.com](mailto:jcsapo@kolter.com)

If either party changes its mailing address or designated recipient for notices, such change shall be communicated in writing to the other party within thirty (30) calendar days of the change.

(B) Entire Agreement. This Agreement represents the entire understanding and agreement between the parties with respect to the subject matter hereof.

(C) Binding Effect. All of the terms and provisions of this Agreement, whether so expressed or not, shall be binding upon, inure to the benefit of, and be enforceable by the parties and their respective legal representatives, successors and permitted assigns.

(D) Assignability. This Agreement may not be assigned without the prior written consent of all parties to this Agreement, provided such consent may not be unreasonably withheld.

(E) Severability. If any part of this Agreement is contrary to, prohibited by or deemed invalid under applicable law or regulation, such provision shall be inapplicable and deemed omitted to the extent

so contrary, prohibited or invalid, but the remainder hereof shall not be invalidated thereby and shall be given full force and effect so far as possible.

(F) Governing Law and Venue. This Agreement and all transactions contemplated by this Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Florida without regard to any contrary conflicts of laws principle. Venue of all proceedings in connection herewith shall be exclusively in the Fifteenth Judicial Circuit in and for Palm Beach County, Florida, and each party hereby waives whatever their respective rights may have been in the selection of venue.

(G) Waiver of Jury Trial. The parties hereby waive any rights any of them may have to a jury trial in any litigation arising out of or related to this Agreement and agree that they shall not elect a trial by jury. The parties hereto have separately, knowingly and voluntarily given this waiver of right to trial by jury with the benefit of competent legal counsel.

(H) Headings. The headings contained in this Agreement are for convenience of reference only, and shall not limit or otherwise affect in any way the meaning or interpretation of this Agreement.

(I) Attorney Fees. It is hereby understood and agreed that in the event any lawsuit in any judicial system, including federal or state, is brought to enforce compliance with this Agreement or interpret same, or if any administrative proceeding is brought for the same purposes, the prevailing party to said action shall be entitled to reasonable fees and costs, including legal, ex parte and/or appellate fees and costs.

(J) Enforcement of Remedies. The failure of any party to insist on a strict performance of any of the terms and conditions hereof shall be deemed a waiver of the rights of remedies that the party may have regarding that specific instance only, and shall not be deemed a waiver of any subsequent breach or default in any terms and conditions.

(K) Construction. The parties acknowledge that each has shared equally in the drafting and construction of this Agreement and accordingly, no court construing this Agreement shall construe it more strictly against one party than the other and every covenant, term and provision of this Agreement shall be construed simply according to its fair meaning.

(L) Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

(M) Effective Date. This Agreement shall be effective as of the last date that it is signed by all parties hereto.

EXECUTED by NORTHERN this \_\_\_\_ day of September, 2021.

[DISTRICT SEAL]

NORTHERN PALM BEACH COUNTY  
IMPROVEMENT DISTRICT

ATTEST:

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

By: \_\_\_\_\_  
President, Board of Supervisors

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EXECUTED by DEVELOPER this \_\_\_\_ day of September\_\_\_\_, 2021.

KH ALTON LLC, a Florida limited liability company

By: \_\_\_\_\_

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

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

**Exhibit "A"**

**PRIVATE IMPROVEMENTS**

[See attached for List of Private Improvements]

**NPBCID PRIVATE IMPROVEMENTS**  
**Schedule of Values**  
**Addendum No. 1**

Item No.	Description	Unit	Quantity	Unit Price	Amount
<b>GENERAL</b>					
24	PERMIT FEES (ALLOWANCE)	LS	1	\$60,000.00	\$60,000.00
25	MOBILIZATION	LS	1	\$48,280.00	\$48,280.00
26	MAINTENANCE OF TRAFFIC	LS	1	\$1,000.00	\$1,000.00
27	SURVEY LAYOUT AND ASBUILTS	LS	1	\$43,500.00	\$43,500.00
28	NPDES COMPLIANCE	LS	1	\$22,750.00	\$22,750.00
<b>DRAINAGE</b>					
29	VALLEY INLET TYPE C-4	EA	25	\$3,450.00	\$86,250.00
30	MANHOLE M-4	EA	6	\$3,570.00	\$21,420.00
31	INLET C-4	EA	3	\$4,060.00	\$12,180.00
32	YARD DRAIN	EA	10	\$1,555.00	\$15,550.00
33	HDPE PIPE CULVERT (12")	LF	173	\$30.00	\$5,190.00
34	HDPE PIPE CULVERT (15")	LF	228	\$47.00	\$10,716.00
35	HDPE PIPE CULVERT (18")	LF	441	\$61.50	\$27,121.50
36	REINFORCED CONCRETE PIPE CULVERT (14"X23")	LF	67	\$76.50	\$5,125.50
37	REINFORCED CONCRETE PIPE CULVERT (24"X38")	LF	22	\$153.00	\$3,366.00
38	REINFORCED CONCRETE PIPE CULVERT (18")	LF	1,422	\$58.00	\$82,476.00
39	REINFORCED CONCRETE PIPE CULVERT (24")	LF	1,488	\$79.50	\$118,296.06
40	REINFORCED CONCRETE PIPE CULVERT (30")	LF	105	\$92.50	\$9,712.50
41	CAP PIPE CULVERT (24")	LF	146	\$133.00	\$19,418.00
42	CAP PIPE CULVERT (30")	LF	70	\$164.00	\$11,480.00
43	CONNECT TO EXISTING DRAINAGE STRUCTURE	EA	2	\$2,650.00	\$5,300.00
44	ADJUST RIM OF EXISTING STRUCTURES	EA	2	\$1,910.00	\$3,820.00
<b>ROADWAY</b>					
45	FINAL GRADING OF RIGHT OF WAYS	AC	7.9	\$6,330.05	\$50,007.00
46	STABILIZED SUBGRADE (12") LBR 40	SY	18,251	\$4.75	\$86,692.25
47	BASEROCK (EYIN TWO 4" LIFTS)	SY	16,913	\$16.15	\$273,144.95
48	BASEROCK (4") ADDITIONAL ROCK REQUIRED UNDER FUTURE PAVERS	SY	2,065	\$5.00	\$10,325.00
49	TYPE SIII ASPHALTIC CONCRETE (1" FIRST LIFT)	SY	16,913	\$6.00	\$101,478.00
50	TYPE SIII ASPHALTIC CONCRETE (FINAL LIFT AT INTERSECTIONS)	SY	1,997	\$6.50	\$12,980.50
51	TYPE "F" CURB AND GUTTER	LF	267	\$15.00	\$4,005.00
52	VALLEY CURB	LF	11,956	\$12.00	\$143,472.00
53	DETECTABLE WARNING SURFACE	EA	11	\$500.00	\$5,500.00
54	STREET SIGNS	EA	25	\$2,000.00	\$50,000.00
55	TEMPORARY MARKING	LS	1	\$1,500.00	\$1,500.00
56	6" SIDEWALK ON COMPACTED SUBGRADE	SF	8,597	\$4.00	\$34,388.00
57	1" SCH 40 PVC CONDUIT (FURNISH AND INSTALL UNDERGROUND)	LF	2,000	\$4.25	\$8,500.00
58	2" SCH 40 PVC CONDUIT (FURNISH AND INSTALL UNDERGROUND)	LF	2,000	\$5.30	\$10,600.00
59	3" SCH 40 PVC CONDUIT (FURNISH AND INSTALL UNDERGROUND)	LF	500	\$8.25	\$4,125.00
60	4" SCH 40 PVC CONDUIT (FURNISH AND INSTALL UNDERGROUND)	LF	2,000	\$9.30	\$18,600.00
61	6" SCH 40 PVC CONDUIT (FURNISH AND INSTALL UNDERGROUND)	LF	500	\$14.50	\$7,250.00
<b>Subtotal</b>					<b>\$1,435,519.20</b>



**Exhibit "B"**

Northern Palm Beach County Improvement District  
Unit of Development No. 2C

**BILL OF SALE**

**KNOW ALL MEN BY THESE PRESENTS**, that Northern Palm Beach County Improvement District, an independent special district of the State of Florida, 359 Hiatt Drive, Palm Beach Gardens, Florida 33418, Party of the First Part, has granted, bargained, conveyed, transferred and delivered, and by these presents does grant, bargain, convey, transfer and deliver unto Alton Property Owners Association, Inc., the said Party of the Second Part, its successors and assigns, the following goods and chattels in their current "As-Is" condition, without warranties of any nature whatsoever by the Party of the First Part except as for those granted to the Party of the First Part by others as to said goods, chattels, all as located in the County of Palm Beach, and the State of Florida to wit:

(See attached Exhibit "A")

**TO HAVE AND TO HOLD** the same unto the said Party of the Second Part, its executors, administrators, successors and assigns forever.

Said Party of the First Part, for itself, its successors and assigns, does hereby covenant to and with the said Party of the Second Part, its successors and assigns, that said Party of the First Part is the lawful owner of the said goods and chattels; that the same are free from all encumbrances; that Party of the First Part has good right to convey the same as aforesaid; and, that Party of the First Part will warrant and defend the conveyance of the said property, goods and chattels hereby made, unto the said Party of the Second Part, its successors and assigns, against the lawful claims and demands of all persons whomsoever; and

Said Party of the First Part does further hereby unconditionally assign to the Party of the Second Part any and all warranties and guarantees that it has received as to said goods and chattels, to the extent that such warranties and guarantees may be assigned without recourse to the Party of the First Part.

IN WITNESS WHEREOF, said Party of the First Part, by and through its undersigned representative, has hereunto set its hands and seal(s) this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**[DISTRICT SEAL]**

**NORTHERN PALM BEACH COUNTY  
IMPROVEMENT DISTRICT**

Attest: \_\_\_\_\_  
Assistant Secretary

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

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, as \_\_\_\_\_, for Northern Palm Beach County Improvement District.

(Notary Seal)

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

\_\_\_\_\_  
Print/Type/Stamp Name

Personally Known OR  Produced Identification  
Type of Identification Produced \_\_\_\_\_.

\_\_\_\_\_

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CONSENT TO ASSIGNMENT OF WARRANTIES

The undersigned does hereby consent to and approve the assignment by Northern Palm Beach County Improvement District of any and all warranties the undersigned provided or is obligated to provide Northern Palm Beach County Improvement District for the goods and chattels described in Exhibit "A" to this instrument.

Executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

[CORPORATE SEAL]

\_\_\_\_\_  
Name of Contractor  
By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

=====

[Balance of Page Intentionally Left Blank]

**Exhibit "C"**

IRREVOCABLE STANDBY LETTER OF CREDIT NO. \_\_\_\_\_.

ISSUE DATE:

EXPIRATION DATE:

BENEFICIARY

NORTHERN PALM BEACH COUNTY  
IMPROVEMENT DISTRICT  
359 Hiatt DRIVE  
PALM BEACH GARDENS, FL 33418

APPLICANT

ISSUING BANK

AMOUNT:\$

FOR THE ACCOUNT OF APPLICANT WE HEREBY ESTABLISH OUR IRREVOCABLE STANDBY LETTER OF CREDIT NO. \_\_\_\_\_ IN THE BENEFICIARY'S FAVOR FOR AN AMOUNT NOT EXCEEDING IN THE AGGREGATE USD \$ \_\_\_\_\_ (U.S. DOLLARS) AVAILABLE BY YOUR DRAFT(S) DRAWN ON US AT SIGHT BEARING THE CLAUSE, DRAWN UNDER IRREVOCABLE STANDBY LETTER OF CREDIT NO. \_\_\_\_\_ AND ACCOMPANIED BY:

- 1.) A STATEMENT PURPORTEDLY SIGNED BY AN AUTHORIZED REPRESENTATIVE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT IN THE FORM OF ANNEX "A" ATTACHED HERETO AND APPROPRIATELY COMPLETED.

THIS IRREVOCABLE STANDBY LETTER OF CREDIT, TOGETHER WITH THE ATTACHED ANNEX "A", SETS FORTH IN FULL THE TERMS OF OUR UNDERTAKING, AND SUCH UNDERTAKING SHALL NOT IN ANY WAY BE MODIFIED, AMENDED OR AMPLIFIED BY REFERENCE TO ANY DOCUMENT OR INSTRUMENT REFERRED TO HEREIN OR IN WHICH THIS LETTER OF CREDIT IS REFERRED TO OR TO WHICH THIS LETTER OF CREDIT RELATES AND ANY SUCH REFERENCE SHALL NOT BE DEEMED TO INCORPORATE HEREIN BY REFERENCE ANY DOCUMENT OR INSTRUMENT.

WE HEREBY AGREE THAT EACH DRAFT DRAWN AND PRESENTED IN COMPLIANCE WITH THE TERMS OF THIS IRREVOCABLE STANDBY LETTER OF CREDIT WILL BE DULY HONORED BY US IF PRESENTED TO US AT OUR OFFICE LOCATED AT:

ADDRESS: \_\_\_\_\_

ATTENTION: \_\_\_\_\_

DURING REGULAR BUSINESS HOURS ON ANY DATE OR DATES ON OR BEFORE THE EXPIRATION DATE WITH THE CUTOFF TIME FOR PRESENTATION OF DRAFTS ON SAID EXPIRATION DATE TO BE 3:00 P.M. EASTERN STANDARD TIME.

THIS IRREVOCABLE STANDBY LETTER OF CREDIT IS ALSO AVAILABLE BY SIGHT PAYMENT AT THE COUNTERS OF THE (name and address of local Bank Branch).

EXCEPT SO FAR AS OTHERWISE EXPRESSLY STATED, THIS IRREVOCABLE LETTER OF CREDIT IS SUBJECT TO THE “UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS” (CURRENT REVISION), INTERNATIONAL CHAMBER OF COMMERCE, PUBLICATION NO. 600.

(NAME OF ISSUING BANK)

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

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

ANNEX "A"

RE: (name of bank) Irrevocable Standby Letter of Credit No. \_\_\_\_\_.

The undersigned, as an authorized representative of the Beneficiary, hereby certifies to you that the Beneficiary has approved for your payment the attached draft in the amount of \$\_\_\_\_\_.

In witness whereof, the undersigned has executed this Annex "A" as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

NORTHERN PALM BEACH COUNTY  
IMPROVEMENT DISTRICT

BY: \_\_\_\_\_

*Signature*

\_\_\_\_\_

*Print Name*

{DISTRICT SEAL}

\_\_\_\_\_

*Title*

END OF ANNEX "A"



Northern Palm Beach County Improvement District  
359 Hiatt Drive, Palm Beach Gardens, Florida 33418  
561-624-7830 · fax 561-624-7839 · www.npbcid.org

## EXECUTIVE SUMMARY

**TO:** Matthew J. Boykin  
L. Marc Cohn  
Gregory Block  
Adrian M. Salee  
Ellen T. Baker

**DATE:** September 22, 2021

**FROM:** O'Neal Bardin Jr., Executive Director

**RE:** Unit of Development No. 2C - Alton  
Consider Award of Contract to J.W. Cheatham, LLC  
Purchase Order No. 21-815  
Neighborhood 5, Parcel G, Phase III Improvement Project

---

### **Background**

Northern is authorized by the Plan of Improvements to construct the Neighborhood 5, Parcel G Phase III Improvement Project in Alton. Plans were prepared by the Landowner's engineer and reviewed by Northern's District Engineer. The plans include water, sewer, drainage and roadway improvements. This project was advertised for public bid on August 8, 2021 and August 15, 2021. Three bids were received September 7, 2021, and the apparent low bidder is J.W. Cheatham, LLC in the amount of \$1,430,103.00 for the public improvements and \$1,435,519.20 for the private improvements. These private improvements will be funded by the Landowner. The total bid amount for this project is \$2,865,622.20.

J.W. Cheatham, LLC has successfully completed work of this nature on past projects for Northern and is very well qualified to do the work identified in their bid. A recommendation letter from Arcadis is attached.

### **Fiscal Impact**

The private elements of this project will be funded pursuant to Funding Agreement No. 18 between KH Alton LLC and Northern. The Funding Agreement requires a deposit of 125% of the bid amount for the private work. Cash or an acceptable equivalent will be provided by KH Alton in the amount of \$1,794,399.00. Northern's improvements in the amount of \$1,430,103.00 will be paid from the bond proceeds.

### **Recommendation**

Northern Staff and the District Engineer recommend approval of Purchase Order No. 21-815 in the amount of \$2,865,622.20 to J.W. Cheatham, LLC.



Mr. C. Danvers Beatty, P.E., Deputy Director  
Northern Palm Beach County Improvement District  
359 Hiatt Drive  
Palm Beach Gardens, Florida 33418

Subject:  
Unit 2C - Alton Neighborhood 5  
Parcel G – Phase 3 Improvement Project  
Project No. PRJ-628

Dear Mr. Beatty:

The firm of ARCADIS US, Inc. has completed its review of three bids received on September 7, 2021, for the Unit 2C Alton – Neighborhood 5, Parcel G, Phase 3 Improvement Project. Bid accuracy of all bids received was verified using a spread sheet confirming that the bid amount of \$2,865,622.20 from J.W. Cheatham, LLC. was the low bid. The total bid included \$1,430,103.00 in public improvements and \$1,435,519.20 in private improvements.

The range of bids received was from \$2,865,622.00 to \$3,249,879.75. I have attached a copy of the overall bid tabulation for your reference.

The landowner attended the bid opening and is aware that he will need to provide a letter of credit or other acceptable surety in the amount of \$1,794,399.00, representing 125% of the private improvement value, prior to an award of the private improvement work being made.

J.W. Cheatham, LLC. has completed numerous other District projects in the Alton development. The District's experience in working with them has proven to be very successful. Therefore, we do not see anything that should deter us from considering J.W. Cheatham, LLC. as the viable low bidder on this project.

Arcadis U.S., Inc.  
1500 Gateway Blvd  
Suite 200  
Boynton Beach  
Florida 33426  
Tel 561 697 7000  
Fax 561 369 4731  
[www.arcadis.com](http://www.arcadis.com)

INFRASTRUCTURE

Date:  
September 7, 2021

Contact:  
Robert W. Lawson

Phone:  
561-697-7002

Email:  
[rlawson@arcadis.com](mailto:rlawson@arcadis.com)

Our ref:  
WF590P02.1657

Florida License Numbers:

Engineering  
7917

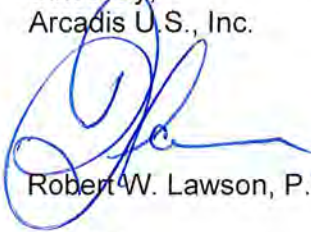
Geology  
GB564

Surveying  
LB7062



Based on our review, we recommend that consideration of an award to J.W. Cheatham, LLC. in the amount of \$2,865,622.20 be scheduled for consideration at the next available Board of Supervisors meeting.

Sincerely,  
Arcadis U.S., Inc.

A handwritten signature in blue ink, appearing to read 'R. Lawson', is written over the typed name below.

Robert W. Lawson, P.E.

Copies:

Tim Helms, NPBCID  
Katie Roundtree, NPBCID  
Susan Scheff, NPBCID  
Mila Acosta, NPBCID

ALTON PARCEL G NEIGHBORHOOD 5 - PHASE 3

NORTHERN PROJECT NUMBER - 628

Bid Tabulation Summary Sheet

Pricing Based on Addendum No. 1

	JW Cheatham	DP Development	MJC Land Devevelopment
Public Improvements Bid Subtotal	\$1,430,103.00	\$1,438,161.35	\$1,503,634.60
Private Improvements Bid Subtotal	\$1,435,519.20	\$1,700,553.25	\$1,746,245.15
Public and Private Improvements Grand Total	\$2,865,622.20	\$3,138,714.60	\$3,249,879.75



**Northern Palm Beach County  
Improvement District**

Purchase Order  
No.

21-815

**Purchase Order**

Vendor :080

**J.W. CHEATHAM, LLC.**

7396 WESTPORT PLACE  
WEST PALM BEACH, FL 33413  
Phone - / Fax -

**Billing and Shipping Address**

359 Hiatt Drive  
Palm Beach Gardens, FL 33418  
(561) 624-7830 Ext  
Fax (561) 624-7839

**Document Information**

Document Date 09/13/2021  
Required Date 09/23/2021  
Prepared By Milagros E. Acosta Corniel  
  
Workflow ID 07  
Status Board 2 Documents  
Description U2C-Alton Parcel G - Phase 3

Change Order 0

Project No

Invoice to Y  
follow

**Comments :** Per Funding Agreement No. 18- board 9-22-21 Conditional to funds received

Qty	Unit Type	Fund	GL Acct	Item Description	Unit Price	Total
1	EA	02CA	56301	U2C-Alton Parcel G - Phase 3 PUBLIC	1,430,103.00	1,430,103.00
1	EA	02CB	56301	U2C-Alton Parcel G - Phase 3 PRIVATE	1,435,519.20	1,435,519.20

**Total : \$2,865,622.20**

**Approval Information**

SUSAN P. SCHEFF	Board	09/14/2021 12:31 PM
ONEAL BARDIN JR.	Executive Director	09/14/2021 11:18 AM
KATHLEEN E. ROUN	Finance Director	09/14/2021 11:01 AM
LAURA L. HAM	Budget Manager	09/14/2021 10:38 AM
CLIFFORD D. BEAT	Deputy Director	09/14/2021 8:08 AM
KENNITH R. ROUN	Department Manager	09/14/2021 7:18 AM
Milagros E. Acosta	Requester	09/13/2021 4:18 PM

This Purchase Order Authorizes the purchase of the items or services in the quantities and the amounts specified above by the purchaser identified above on the presentation of proper identification at time of purchase.

The Purchase Order number must appear on billing invoices and packages and billing of the purchase must be submitted to the address shown above.

NPBCID is exempt from payment of State sales tax under Exemption 85-8012560376C-1 Exp. 5-31-23.

Annual Contracts-Work shall be completed in accordance with existing Agreement between Northern and Vendor listed herein. Payment shall be in accordance with said agreement, attached scope and budget. Payment for work shall not exceed the herein authorized fee without an approved written change to this Purchase Order.



Northern Palm Beach County Improvement District  
359 Hiatt Drive, Palm Beach Gardens, Florida 33418  
561-624-7830 · fax 561-624-7839 · www.npbcid.org

## EXECUTIVE SUMMARY

**TO:** Matthew J. Boykin  
L. Marc Cohn  
Gregory Block  
Adrian M. Salee  
Ellen T. Baker

**DATE:** September 22, 2021

**FROM:** O’Neal Bardin Jr., Executive Director

**RE:** Unit of Development No. 2C - Alton  
Consider Acceptance of Special Warranty Deed - Tract B

---

### **Background**

One of the lakes Northern originally constructed within its Blanket Easement is located in Tract “B”, a parcel created by the plat titled Alton PCD, recorded in Plat Book 118 page 197. The lake is a component of the Unit of Development No. 2C Plan of Improvements. The lake has not previously been conveyed to Northern, because the property in which it is located has not been re-platted. As a result, KH Alton has been taxed and assessed for the property every year. A preliminary re-plat of the property has been prepared, but it cannot be recorded until the final site plan for an adjacent parcel has been approved. Therefore, KH Alton has requested Northern accept fee simple title to the lake tract described by “metes and bounds” by the attached Special Warranty Deed.

### **Fiscal Impact**

There are no fiscal impacts associated with the acceptance of the Special Warranty Deed. Northern has previously and will continue to be responsible for the lake tract maintenance. The assessments previously levied on this parcel will be redistributed to all other taxable properties within this Unit of Development.

### **Recommendation**

Northern Staff, General Counsel and District Engineer recommend acceptance of this Special Warranty Deed.



ARCADIS U.S., Inc.  
1500 Gateway Boulevard  
Suite 200  
Boynton Beach  
Florida 33426  
Tel 561.697.7000  
Fax 561.369.4731  
[www.arcadis-us.com](http://www.arcadis-us.com)

O'Neal Bardin, Jr., Executive Director  
Northern Palm Beach County Improvement District  
359 Hiatt Drive  
Palm Beach Gardens, FL 33418

INFRASTRUCTURE

Subject:  
Unit 2C – Alton  
Special Warranty Deed Acceptance

Date:  
September 9, 2021

Dear O'Neal,

Contact:  
Robert W. Lawson, P.E.

Please be advised that the lake that was constructed within a portion of Tract "B" of the Alton PCD plat, as described in Exhibit "A" of the Special Warranty Deed prepared by Tyrone Bongard, Esq. is a part of the Plan of Improvements for Unit 2C.

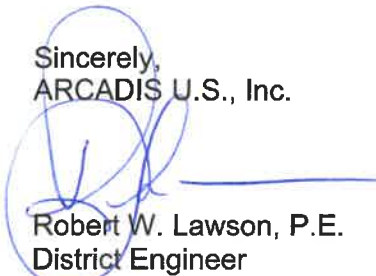
Phone:  
697-7002 Direct

Email:  
[bob.lawson@arcadis.com](mailto:bob.lawson@arcadis.com)

Please contact this office should you require further information.

Our ref:  
WF590PO2.0086

Sincerely,  
ARCADIS U.S., Inc.



Robert W. Lawson, P.E.  
District Engineer

**Florida License Numbers**

**Engineering**  
EB00007917

**Geology**  
GB564

**Landscape Architecture**  
LC26000269

**Surveying**  
LB7062

Copies:  
Dan Beatty – NPBCID  
Kenneth Edwards – Caldwell Pacetti Edwards Schoech & Viator LLP

**Prepared by and return to:**

Tyrone T. Bongard, Esq.  
Gunster, Yoakley & Stewart, P.A.  
777 South Flagler Drive, Suite 500  
West Palm Beach, FL 33401

Tax I.D. No.: 52-42-41-26-01-002-0030 (Portion)  
52-42-41-26-01-002-0040 (Portion)  
52-42-41-26-01-002-0070 (Portion)

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made this \_\_\_\_ day of September, 2021, by **KH ALTON LLC**, a Florida limited liability company (“Grantor”), with an address of 105 NE 1st Street, Delray Beach, Florida 33444, in favor of **NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**, an independent special district of the State of Florida (“Grantee”), whose address is 359 Hiatt Drive, Palm Beach Gardens, Florida 33418.

**WITNESSETH:**

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to Grantee, its successors and assigns forever, the following described real property (the “Property”), situated in Palm Beach County, Florida, which is more particularly described as:

**SEE EXHIBIT “A” ATTACHED HERETO.**

SUBJECT TO restrictions, reservations, covenants and easements of record provided that this instrument shall not reimpose same; taxes for the year 2021 and years subsequent thereto; all regulations and restrictions imposed by any governmental authorities having jurisdiction over the Property; and matters which would be disclosed by an inspection or survey of the Property.

TO HAVE AND TO HOLD the said Property in fee simple forever, together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it specially warrants the title to said Property; and that Grantor will warrant and defend the title to the same against the lawful claims of all persons, claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

Grantor:

KH ALTON LLC, a Florida limited liability company

By: The Kolter Group LLC, a Florida limited liability company, its Manager

[Signature]  
Print Name: Jarren Jones

By: [Signature]  
Name: Ryan Mosher  
Title: Authorized Signatory

[Signature]  
Print Name: Renec L. Hawkins

STATE OF FLORIDA )  
 ) ss.  
COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 8 day of September, 2021, by Ryan Mosher, as Authorized Signatory of The Kolter Group LLC, a Florida limited liability company, the Manager of KH ALTON LLC, a Florida limited liability company, on behalf of the companies. The above-named individual  is personally known to me or  has produced \_\_\_\_\_ as identification.

(Notary Seal):



[Signature]  
Notary Public, State of Florida  
Print Name: Denise Yanes  
My Commission No: GG-324827  
My Commission expires: 4/17/23

ACCEPTANCE

Northern Palm Beach County Improvement District, by and through its undersigned authorized officer does hereby accept and consent to the terms and conditions of this Special Warranty Deed this \_\_\_\_\_ day of September, 2021.

[DISTRICT SEAL]

NORTHERN PALM BEACH  
COUNTY IMPROVEMENT DISTRICT

ATTEST:

By: \_\_\_\_\_

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

By: \_\_\_\_\_  
Assistant Secretary

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



**EXHIBIT "A"**

The Property

*[See Five (5) Pages Attached]*

**EXHIBIT "A"**

**DESCRIPTION:**

A PORTION OF TRACT "B", ALTON PCD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF CLARITY POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 177 AND 178 OF SAID PUBLIC RECORDS; THENCE ALONG THE EAST LINE OF SAID CLARITY POINTE. SOUTH 44°08'02" EAST, A DISTANCE OF FEET 90.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST AND SOUTH LINES OF SAID CLARITY POINTE THE FOLLOWING THREE (3) COURSES AND DISTANCES: SOUTH 44°08'02" EAST, A DISTANCE OF 327.41 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 157.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 246.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 45°51'58" WEST, A DISTANCE OF 303.91 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE LEAVING SAID SOUTH LINE OF CLARITY POINTE, SOUTHERLY ALONG THE ARC A DISTANCE OF 78.54 FEET; THENCE SOUTH 44°08'02" EAST, A DISTANCE OF 229.75 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 70°12'01"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 61.26 FEET TO A POINT OF TANGENCY AND AN INTERSECTION WITH THE SOUTH LINE OF SAID TRACT "B"; THENCE ALONG SAID SOUTH LINE OF TRACT "B", NORTH 65°39'57" EAST, A DISTANCE OF 687.87 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 110°07'09"; THENCE LEAVING SAID SOUTH LINE OF TRACT "B", NORTHERLY ALONG THE ARC A DISTANCE OF 192.19 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 111°26'01"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 126.42 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 88.00 FEET AND A CENTRAL ANGLE OF 82°19'09"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 126.43 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 1,070.00 FEET AND A CENTRAL ANGLE OF 28°43'53"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 536.56 FEET TO THE POINT OF TANGENCY; THENCE NORTH 44°04'14" WEST, A DISTANCE OF 322.01 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 97.39 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 45°55'46" WEST, A DISTANCE OF 521.15 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 90°03'48"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 78.60 FEET TO THE POINT OF BEGINNING.


SAID LANDS LYING AND BEING IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 818,173 SQUARE FEET (18.7827 ACRES), MORE OR LESS.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON AUGUST 19, 2021. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 5



**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE  
 LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**David E. Rohal,**  
**P.S.M.**

Digitally signed by David E. Rohal, P.S.M.  
 DN: cn=U, o=FL, postalCode=33434, email=drohal@caulfield.com, ou=Surveyor, email=drohal@caulfield.com, c=US, postalCode=33434, email=drohal@caulfield.com  
 Date: 2021.08.20 08:11:50 -0400

DAVID E. ROHAL  
 PROFESSIONAL LAND  
 SURVEYOR NO. 4315  
 STATE OF FLORIDA  
 L.B. 3591

DATE	8-19-2021
DRAWN BY	der
F.B. / PG.	N/A
SCALE	NONE
JOB NO.	8670-EAST LAKE

**EAST LAKE  
 ALTON PCD - TRACT "B"  
 SKETCH AND DESCRIPTION**

EXHIBIT "A"

**SURVEYOR'S NOTES:**

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 45°55'46" EAST ALONG THE SOUTH LINE OF TRACT "S-3", ALTON PCD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGES 197 THROUGH 206 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT (NAD 83/90).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

SHEET 2 OF 5



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

EAST LAKE  
ALTON PCD - TRACT "B"  
SKETCH AND DESCRIPTION

DATE 8-19-2021

DRAWN BY der

F.B./ PG. N/A

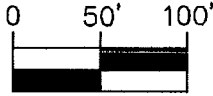
SCALE NONE

JOB NO.8670-EAST LAKE

EXHIBIT "A"



GRAPHIC SCALE



1 INCH = 100 FEET

P.O.C.  
NE CORNER  
CLARITY POINTE  
(P.B. 122, PGS. 177-178)

SOUTH LINE TRACT "S-3" PASTEUR BOULEVARD TRACT "S-3"  
(BASIS OF BEARINGS) 80' RIGHT-OF-WAY  
(P.B. 118, PG. 197)

S44°08'02"E 90.06'  
CLARITY POINTE (P.B. 122, PGS. 177-178)

R=50.00'  
Δ=90°03'48"  
L=78.60'  
P.O.B.

N45°55'46"E 521.15'  
BOUNDARY LINE TRACT "B"  
⊕20' D.E. #8  
(P.B. 118, PG. 197)  
S54°04'14"E 40.62'

R=62.00'  
Δ=90°00'00"  
L=97.39'

S45°55'46"W 79.70'  
⊕30' W.M.E. #4  
(P.B. 118, PG. 197)

PORTION OF  
TRACT "B"  
ALTON PCD  
(P.B. 118, PGS. 197-206)

100' RIGHT-OF-WAY  
ALTON ROAD  
TRACT "S-1"

EAST LINE  
SEE SHEET 5 OF 5  
S44°08'02"E 327.41'

- LEGEND/ABBREVIATIONS:**
- P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - L.B. - LICENSED BUSINESS
  - O.R.B. - OFFICIAL RECORDS BOOK
  - PG. - PAGE
  - R.B.E. - ROADWAY BUFFER EASEMENT
  - S.U.A.E. - SEACOAST UTILITY AUTHORITY EASEMENT
  - U.E. - UTILITY EASEMENT
  - W.M.E. - WATER MANAGEMENT EASEMENT
  - ⊕ - CENTERLINE
  - R - RADIUS
  - Δ - CENTRAL ANGLE (DELTA)
  - L - ARC LENGTH

(P.B. 118, PG. 197)  
10' U.E.  
20' R.B.E.  
(P.B. 118, PG. 197)

R=1070.00'  
Δ=28°43'53"  
L=536.56'  
BOUNDARY LINE TRACT "B"

R=157.00'  
Δ=90°00'00"  
L=246.62'

MATCHLINE - SEE SHEET 4 OF 5

THIS IS NOT A SURVEY

SHEET 3 OF 5



CAULFIELD & WHEELER, INC.  
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE	8-19-2021
DRAWN BY	der
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8911-EAST LAKE

EAST LAKE  
ALTON PCD - TRACT "B"  
SKETCH AND DESCRIPTION

EXHIBIT "A"

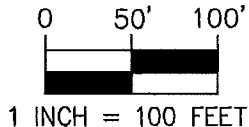


MATCHLINE - SEE SHEET 3 OF 5

**LEGEND/ABBREVIATIONS:**

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- L.B. - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORDS BOOK
- PG. - PAGE
- R.B.E. - ROADWAY BUFFER EASEMENT
- S.U.A.E. - SEACOAST UTILITY AUTHORITY EASEMENT
- U.E. - UTILITY EASEMENT
- W.M.E. - WATER MANAGEMENT EASEMENT
- CL - CENTERLINE
- R - RADIUS
- Δ - CENTRAL ANGLE (DELTA)
- L - ARC LENGTH

**GRAPHIC SCALE**



MATCHLINE - SEE SHEET 5 OF 5

PORTION OF  
**TRACT "B"**  
**ALTON PCD**  
(P.B. 118, PGS. 197-206)

$R=1070.00'$   
 $\Delta=28^{\circ}43'53''$   
 $L=536.56'$

(P.B. 118, PG. 197)  
10' U.E.  
(P.B. 118, PG. 197)  
20' R.B.E.

BOUNDARY LINE  
TRACT "B"

$R=88.00'$   
 $\Delta=82^{\circ}19'09''$   
 $L=126.43'$

$R=65.00'$   
 $\Delta=111^{\circ}26'01''$   
 $L=126.42'$

$R=100.00'$   
 $\Delta=110^{\circ}07'09''$   
 $L=192.19'$

SOUTH LINE TRACT "B"  
 $S65^{\circ}39'57''W$   
 $687.87'$

TRACT "O-10A"  
TRACT "R"  
ALTON CLUB  
(P.B. 122, PGS. 161-162)

TRACT "S-1"  
ALTON ROAD  
100' RIGHT-OF-WAY  
(P.B. 118, PG. 197)

50.00'  
50.00'

S.U.A.E.  
(O.R.B. 27987, PG. 729)

40'x40' S.U.A.E.  
(O.R.B. 27987, PG. 735)

12' S.U.A.E.  
(O.R.B. 27987, PG. 743)

THIS IS NOT A SURVEY

SHEET 4 OF 5



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

**EAST LAKE  
ALTON PCD - TRACT "B"  
SKETCH AND DESCRIPTION**

DATE 8-19-2021

DRAWN BY der

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8911-EAST LAKE

EXHIBIT "A"



GRAPHIC SCALE



1 INCH = 100 FEET

TRACT "B-2"  
CLARITY POINTE  
(P.B. 122, PGS. 177-178)

SOUTH LINE

S45°51'58"W 303.91'

R=157.00'  
Δ=90°00'00"  
L=246.62'

PORTION OF  
TRACT "B"  
ALTON PCD  
(P.B. 118, PGS. 197-206)

R=50.00'  
Δ=90°00'00"  
L=78.54'

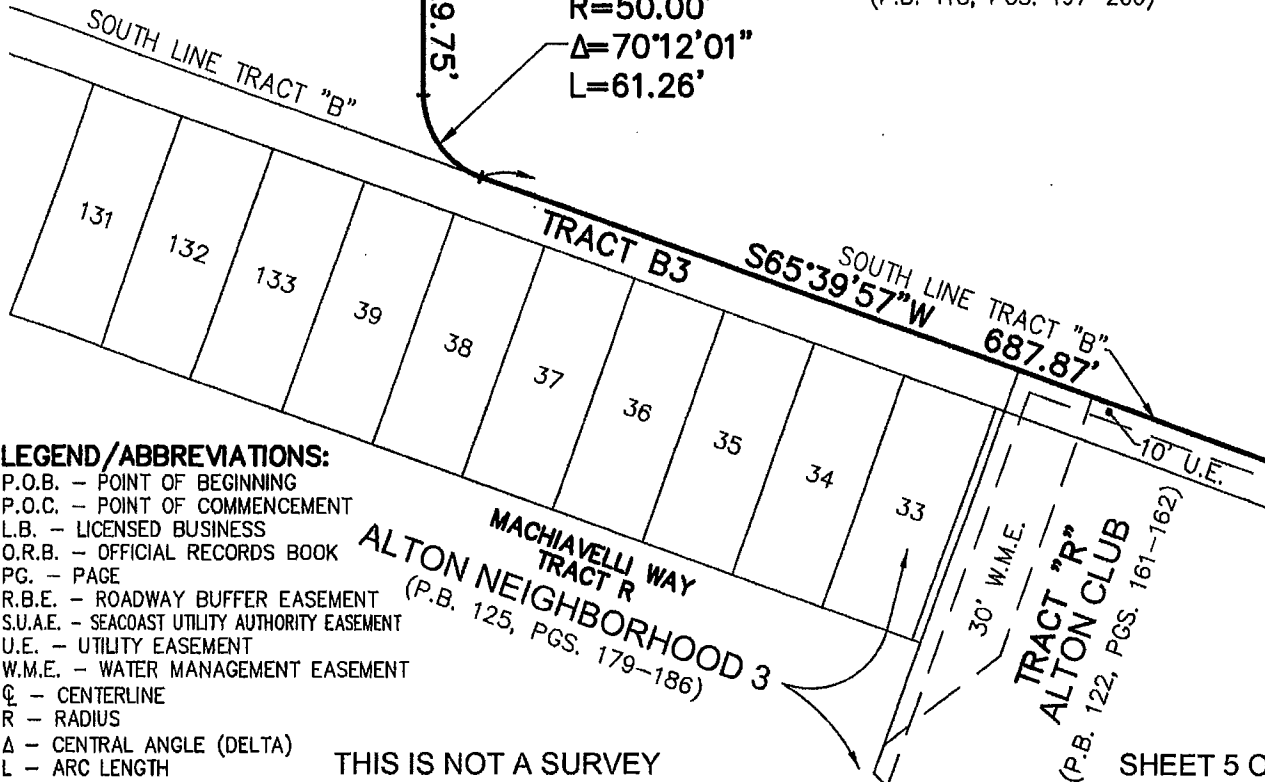
S44°08'02"E  
229.75'

PORTION OF  
TRACT "B"  
ALTON PCD  
(P.B. 118, PGS. 197-206)

R=50.00'  
Δ=70°12'01"  
L=61.26'

SOUTH LINE TRACT "B"

MATCHLINE - SEE SHEET 4 OF 5



**LEGEND/ABBREVIATIONS:**

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- L.B. - LICENSED BUSINESS
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- W.M.E. - WATER MANAGEMENT EASEMENT
- ℄ - CENTERLINE
- R - RADIUS
- Δ - CENTRAL ANGLE (DELTA)
- L - ARC LENGTH

MACHIAVELLI WAY  
TRACT R  
ALTON NEIGHBORHOOD 3  
(P.B. 125, PGS. 179-186)

TRACT "R"  
ALTON CLUB  
(P.B. 122, PGS. 161-162)

THIS IS NOT A SURVEY

SHEET 5 OF 5



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 8-19-2021

DRAWN BY der

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8911-EAST LAKE

EAST LAKE  
ALTON PCD - TRACT "B"  
SKETCH AND DESCRIPTION

## OWNER'S AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Ryan Mosher ("Affiant"), who, after being duly sworn, deposes and says that to be best of his knowledge:

1. Affiant is authorized to and does make this Affidavit solely in his capacity as a Manager of The Kolter Group LLC, a Florida limited liability company, the Manager of KH ALTON LLC, a Florida limited liability company ("Owner"), and as such has been authorized to and does make this Affidavit solely in such capacity on behalf of Owner and without personal liability therefor.
2. Owner is the fee simple owner of the real property more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").
3. Owner is in open and exclusive possession of the Property.
4. There have been no improvements made upon the Property within the past ninety (90) days immediately preceding the execution hereof for which payment in full has not been made, and there are no bills, statements, or other invoices for labor, materials or services applicable to or affecting the Property or any improvements thereon, remaining unpaid.
5. To the knowledge of Affiant, the Property is free and clear of all liens (including mechanic's, contractor's, materialman's or laborer's liens), taxes, encumbrances, mortgages, claims, demands and judgments of every nature, kind and description whatsoever, except for the lien of real estate taxes for the current year and subsequent years.
6. To the knowledge of Affiant, there are no outstanding pending assessments against the Property by any governmental agency or authority, nor any outstanding pending assessments to any property owners association, nor any unpaid assessments or unpaid service charges due and outstanding for gas, water, garbage or sewer services with respect to the Property.
7. To the knowledge of Affiant, there are no federal or state tax claims, liens or penalties assessed against Owner, and to the knowledge of Affiant, there are no judgments against Owner unsatisfied of record in the courts of any state or of the United States of America.
8. No proceedings in bankruptcy have ever been brought by or against Owner, nor has Owner made any assignment for the benefit of creditors at any time, nor is there now in effect any assignment of rents of the Property. There has been no dissolution of Owner resulting from any transfer of a member's interest in Owner, or otherwise.
9. Owner has not executed and will not execute any instrument and has taken no action and shall take no action that would adversely affect the title to, or the interest of Owner in, the Property.
10. This Affidavit is given for the purpose of inducing Northern Palm Beach County Improvement District to accept title to the Property.

*Signature page follows.*

Under penalties of perjury, I declare that the statements in this Affidavit are true and correct.



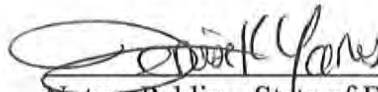
Ryan Mosher, in his representative capacity as a Manager of The Kolter Group LLC, a Florida limited liability company, the Manager of KH ALTON LLC, a Florida limited liability company

STATE OF FLORIDA )  
 ) ss:  
COUNTY OF PALM BEACH )

The foregoing instrument was sworn to and subscribed before me by means of  physical presence or  online notarization, this 9 day of September, 2021, by Ryan Mosher, in his representative capacity as a Manager of The Kolter Group LLC, a Florida limited liability company, the Manager of KH ALTON LLC, a Florida limited liability company, on behalf of the companies, who  is personally known to me or  has produced a valid Florida driver's licenses as identification.



(Notary Seal)



Notary Public – State of Florida

Print name: Denise Yanes

My commission expires: 4/17/23



**EXHIBIT "A"**

The Property

*[See Five (5) Pages Attached]*

EXHIBIT "A"

DESCRIPTION:

A PORTION OF TRACT "B", ALTON PCD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF CLARITY POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 177 AND 178 OF SAID PUBLIC RECORDS; THENCE ALONG THE EAST LINE OF SAID CLARITY POINTE. SOUTH 44°08'02" EAST, A DISTANCE OF FEET 90.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST AND SOUTH LINES OF SAID CLARITY POINTE THE FOLLOWING THREE (3) COURSES AND DISTANCES: SOUTH 44°08'02" EAST, A DISTANCE OF 327.41 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 157.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 246.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 45°51'58" WEST, A DISTANCE OF 303.91 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE LEAVING SAID SOUTH LINE OF CLARITY POINTE, SOUTHERLY ALONG THE ARC A DISTANCE OF 78.54 FEET; THENCE SOUTH 44°08'02" EAST, A DISTANCE OF 229.75 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 70°12'01"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 61.26 FEET TO A POINT OF TANGENCY AND AN INTERSECTION WITH THE SOUTH LINE OF SAID TRACT "B"; THENCE ALONG SAID SOUTH LINE OF TRACT "B", NORTH 65°39'57" EAST, A DISTANCE OF 687.87 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 110°07'09"; THENCE LEAVING SAID SOUTH LINE OF TRACT "B", NORTHERLY ALONG THE ARC A DISTANCE OF 192.19 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 111°26'01"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 126.42 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 88.00 FEET AND A CENTRAL ANGLE OF 82°19'09"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 126.43 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 1,070.00 FEET AND A CENTRAL ANGLE OF 28°43'53"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 536.56 FEET TO THE POINT OF TANGENCY; THENCE NORTH 44°04'14" WEST, A DISTANCE OF 322.01 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 97.39 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 45°55'46" WEST, A DISTANCE OF 521.15 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 90°03'48"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 78.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 818,173 SQUARE FEET (18.7827 ACRES), MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON AUGUST 19, 2021. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 5



**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE  
 LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

David E. Rohal,  
 P.S.M.

Digitally signed by David E. Rohal, P.S.M.  
 DN: cn=David E. Rohal, o=C&W, ou=C&W, email=drohal@caulfieldwheeler.com, c=US

DAVID E. ROHAL  
 PROFESSIONAL LAND  
 SURVEYOR NO. 4315  
 STATE OF FLORIDA  
 L.B. 3591

DATE	8-19-2021
DRAWN BY	der
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8670-EAST LAKE

**EAST LAKE  
 ALTON PCD - TRACT "B"  
 SKETCH AND DESCRIPTION**

EXHIBIT "A"

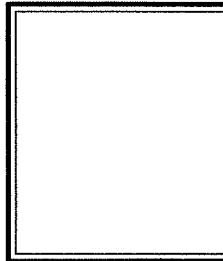
**SURVEYOR'S NOTES:**

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 45°55'46" EAST ALONG THE SOUTH LINE OF TRACT "S-3", ALTON PCD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGES 197 THROUGH 206 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT (NAD 83/90).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

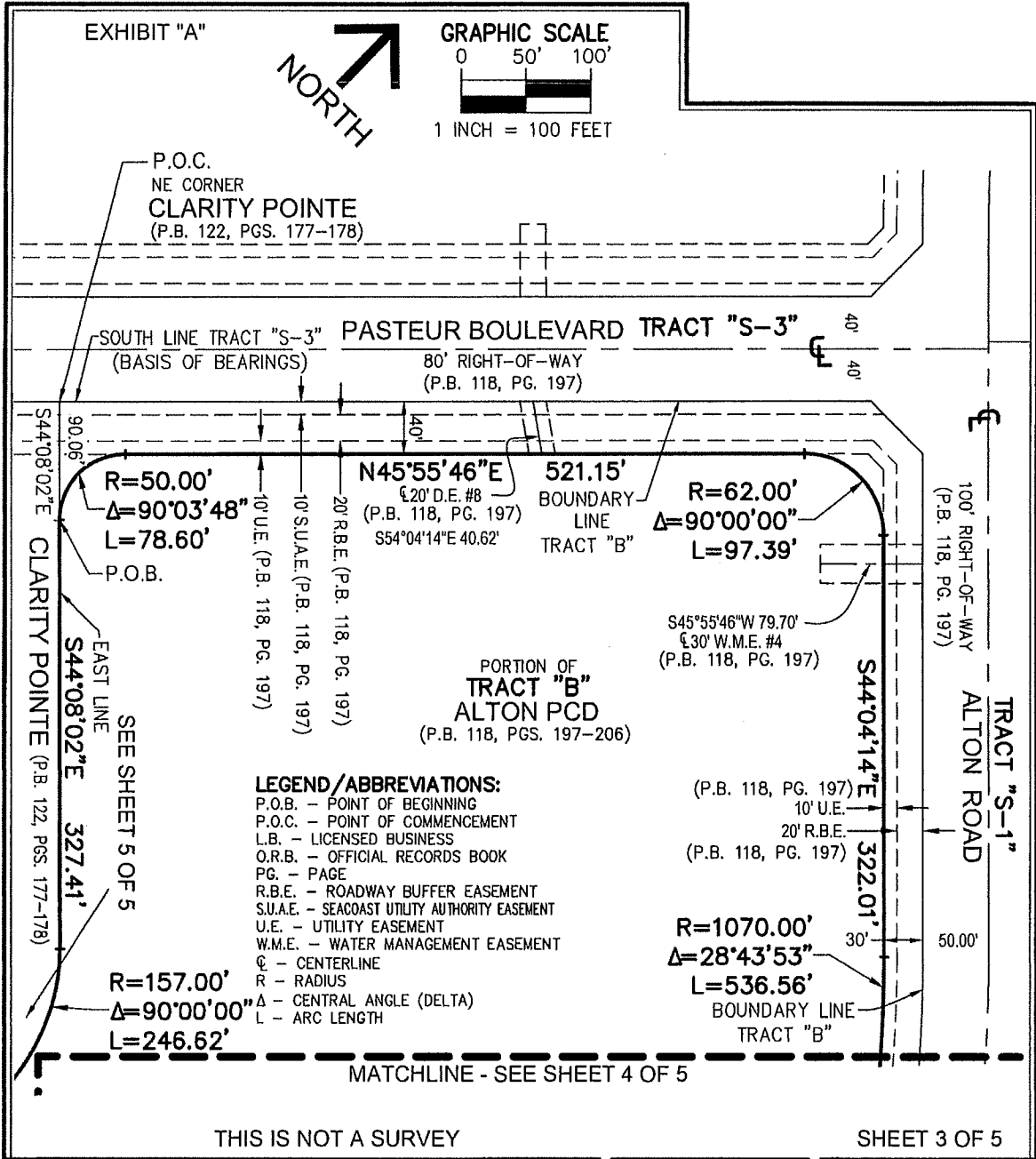
SHEET 2 OF 5

	<b>CAULFIELD &amp; WHEELER, INC.</b>
	CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE LAND SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452

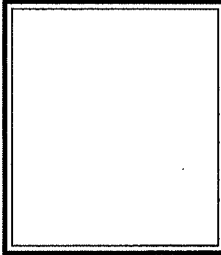


DATE	8-19-2021
DRAWN BY	der
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8670-EAST LAKE

<b>EAST LAKE ALTON PCD - TRACT "B" SKETCH AND DESCRIPTION</b>
---



**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	8-19-2021
DRAWN BY	der
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8911-EAST LAKE

**EAST LAKE  
ALTON PCD - TRACT "B"  
SKETCH AND DESCRIPTION**

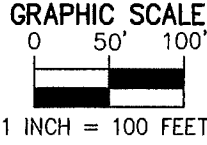
EXHIBIT "A"



MATCHLINE - SEE SHEET 3 OF 5

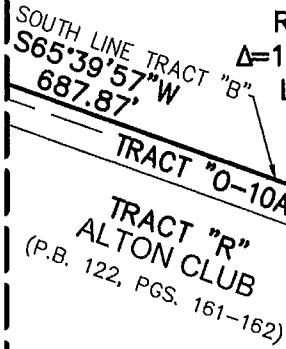
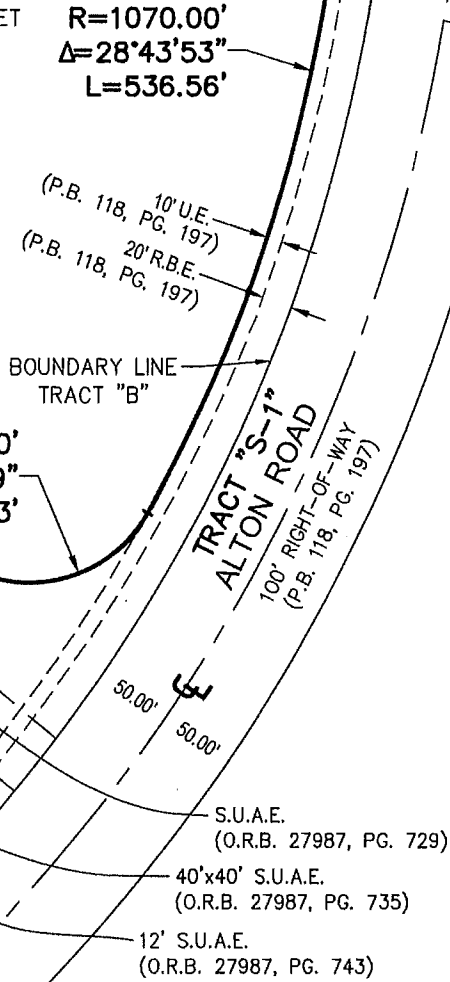
**LEGEND/ABBREVIATIONS:**

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- P.O.C. - POINT OF COMMENCEMENT
- L.B. - LICENSED BUSINESS
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- PG. - PAGE
- R.B.E. - ROADWAY BUFFER EASEMENT
- S.U.A.E. - SEACOAST UTILITY AUTHORITY EASEMENT
- U.E. - UTILITY EASEMENT
- W.M.E. - WATER MANAGEMENT EASEMENT
- ☉ - CENTERLINE
- R - RADIUS
- Δ - CENTRAL ANGLE (DELTA)
- L - ARC LENGTH



MATCHLINE - SEE SHEET 5 OF 5

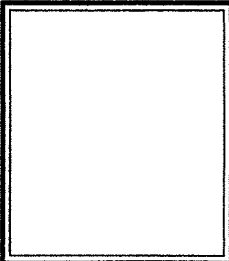
PORTION OF  
**TRACT "B"**  
**ALTON PCD**  
 (P.B. 118, PGS. 197-206)



THIS IS NOT A SURVEY

SHEET 4 OF 5

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE  
 LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
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 PHONE (561)-392-1991 / FAX (561)-750-1452



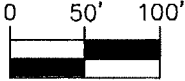
DATE	8-19-2021
DRAWN BY	der
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8911-EAST LAKE

**EAST LAKE**  
**ALTON PCD - TRACT "B"**  
**SKETCH AND DESCRIPTION**

EXHIBIT "A"



GRAPHIC SCALE



1 INCH = 100 FEET

TRACT "B-2"  
CLARITY POINTE  
(P.B. 122, PGS. 177-178)

SOUTH LINE

S45°51'58"W 303.91'

R=157.00'  
Δ=90°00'00"  
L=246.62'

PORTION OF  
TRACT "B"  
ALTON PCD  
(P.B. 118, PGS. 197-206)

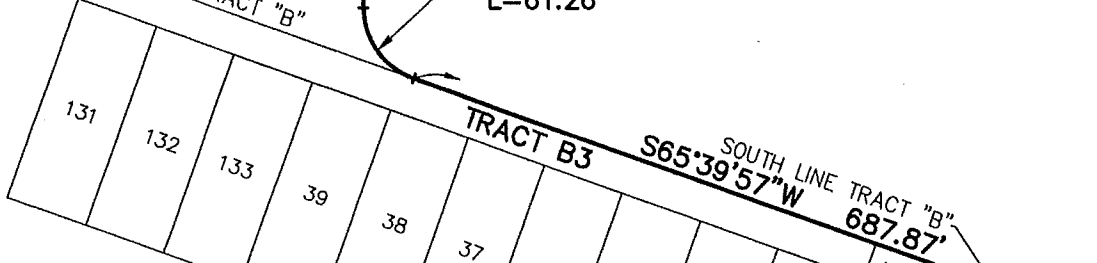
R=50.00'  
Δ=90°00'00"  
L=78.54'

S44°08'02"E  
229.75'

PORTION OF  
TRACT "B"  
ALTON PCD  
(P.B. 118, PGS. 197-206)

R=50.00'  
Δ=70°12'01"  
L=61.26'

SOUTH LINE TRACT "B"



TRACT B3

S65°39'57"W 687.87'

SOUTH LINE TRACT "B"

LEGEND/ABBREVIATIONS:

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- R - RADIUS
- Δ - CENTRAL ANGLE (DELTA)
- L - ARC LENGTH


MACHIAVELLI WAY  
TRACT R  
ALTON NEIGHBORHOOD 3  
(P.B. 125, PGS. 179-186)

TRACT "R"  
ALTON CLUB  
(P.B. 122, PGS. 161-162)

THIS IS NOT A SURVEY

MATCHLINE - SEE SHEET 4 OF 5

SHEET 5 OF 5



**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

**EAST LAKE  
ALTON PCD - TRACT "B"  
SKETCH AND DESCRIPTION**

DATE	8-19-2021
DRAWN BY	der
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8911-EAST LAKE



Northern Palm Beach County Improvement District  
359 Hiatt Drive, Palm Beach Gardens, Florida 33418  
561-624-7830 · fax 561-624-7839 · www.npbcid.org

## EXECUTIVE SUMMARY

**TO:** Matthew J. Boykin  
L. Marc Cohn  
Gregory Block  
Adrian M. Salee  
Ellen T. Baker

**DATE:** September 22, 2021

**FROM:** C. Danvers Beatty, P.E., Deputy Director

**THROUGH:** O'Neal Bardin Jr., Executive Director

**RE:** Unit of Development No. 5A – Vista Center  
Consider Ratification of Purchase Order No. 21-812 to Ferreira Construction  
Culvert C-6 Emergency Repair

---

### **Background**

On September 8, 2021, Northern Staff was notified by the Emerald Dunes Golf Club Staff that a sink hole appeared over one of Northern's lake interconnect culverts. Upon investigation, it was determined that Culvert C-6 had failed in a fairway adjacent to a cart path and approximately 60 feet from the lake outfall location. The failure was evaluated and the District Engineer determined that an emergency repair was necessary. The emergency repair involves lining 60 linear feet of 54-inch corrugated metal culvert with 48-inch high density polyethylene pipe and some associated restoration.

Time is of the essence for this repair for two reasons. First, continued erosion is a hazard and threatens the adjacent concrete cart path. Second, the Golf Course is scheduled to open for the 2021-2022 season on October 8, 2021. Northern will endeavor to complete the work prior to that date. A request for an emergency quote was sent to Ferreira Construction as they were the only General Services Contractor capable of mobilizing and completing the work within the specified time frame. The quote received from Ferreira Construction is \$98,589.40. Staff determined the contractor's activity must proceed in advance of the Board's approval of Purchase Order No. 21-812 in order to minimize the hazard and meet the deadline. The work began on September 14, 2021.

### **Fiscal Impact**

This project will be funded using undesignated reserves as this was an unplanned emergency repair. The cost of the repair is \$98,589.40.

### **Recommendation**

Northern Staff recommends Board ratification of Purchase Order No. 21-812 in the amount of \$98,589.40 to Ferreira Construction.



**Northern Palm Beach County  
Improvement District**

Purchase Order  
No.

21-812

**Purchase Order**

Vendor :627

**Ferreira Construction Company**

Attn: Accounts Payable  
13000 SE Flora Avenue  
Hobe Sound, FL 33455

Phone - / Fax -

**Billing and Shipping Address**

359 Hiatt Drive  
Palm Beach Gardens, FL 33418  
(561) 624-7830 Ext  
Fax (561) 624-7839

**Document Information**

Document Date 09/13/2021  
Required Date 09/23/2021  
Prepared By Greg Sale  
  
Workflow ID 07  
Status Board 2 Documents  
Description Emergency sink hole repair in 5A

Change Order 0

Project No  
Invoice to Y  
follow

**Comments :** As stated, this is an emergency repair, hence, it was not budgeted. Please use available reserves to fund-KRR

Qty	Unit Type	Fund	GL Acct	Item Description	Unit Price	Total
1	EA	05A1	54613	Emergency sink hole repair in 5A	98,589.40	98,589.40

**Total : \$98,589.40**

**Approval Information**

SUSAN P. SCHEFF	Board	09/14/2021 12:20 PM
ONEAL BARDIN JR.	Executive Director	09/14/2021 11:15 AM
KATHLEEN E. ROUN	Finance Director	09/14/2021 11:05 AM
LAURA L. HAM	Budget Manager	09/14/2021 9:49 AM
CLIFFORD D. BEAT	Deputy Director	09/13/2021 2:10 PM
KENNITH R. ROUN	Department Manager	09/13/2021 11:13 AM
Greg Sale	Requester	09/13/2021 10:02 AM

This Purchase Order Authorizes the purchase of the items or services in the quantities and the amounts specified above by the purchaser identified above on the presentation of proper identification at time of purchase.

The Purchase Order number must appear on billing invoices and packages and billing of the purchase must be submitted to the address shown above.

NPBCID is exempt from payment of State sales tax under Exemption 85-8012560376C-1 Exp. 5-31-23.

Annual Contracts-Work shall be completed in accordance with existing Agreement between Northern and Vendor listed herein. Payment shall be in accordance with said agreement, attached scope and budget. Payment for work shall not exceed the herein authorized fee without an approved written change to this Purchase Order.





Northern Palm Beach County Improvement District  
359 Hiatt Drive, Palm Beach Gardens, Florida 33418  
561-624-7830 · fax 561-624-7839 · www.npbcid.org

## **EXECUTIVE SUMMARY**

**TO:** Matthew J. Boykin  
L. Marc Cohn  
Gregory Block  
Adrian M. Salee  
Ellen T. Baker

**DATE:** September 22, 2021

**FROM:** C. Danvers Beatty, P.E., Deputy Director

**THROUGH:** O'Neal Bardin Jr., Executive Director

**RE:** Unit of Development Nos. 9A/9B - Abacoa I and II  
Consider Award of Contract to Aquatic Vegetation Control, Inc. (AVC)  
Aquatic Weed Control, Preserve and Dry Detention Maintenance & Mowing Contract

---

### **Background**

The annual contract for Aquatic Weed Control, Preserve and Dry Detention Maintenance & Mowing for Unit Nos. 9A/9B was awarded to Tree Huggers in 2017. Three subsequent annual extensions were issued, most recently in June of 2021 for the upcoming FY 2021/2022. A 5% increase was requested and provided in the FY 2019/2020 extension. A 3% increase was requested and provided in FY 2020/2021 extension for a total contract amount of \$323,939.53. On July 1, 2021, Northern received an email (attached) from Tree Huggers indicating they would not be able to provide required labor for the contract and would end their term of service on September 30, 2021.

As a result, the project was advertised for bids on August 1 and August 8, 2021. One bid was received and opened on September 7, 2021. The sole bidder was AVC in the amount of \$598,685.00. The bid price is nearly \$275,000 higher than the current contract amount from Tree Huggers. However, the two competitive bids received in 2017 totaled \$332,047.00 and \$547,285. Compared to the previous bids, the bid from AVC does not appear unreasonable. AVC is currently under contract to provide similar work for Northern and have provided excellent service. This contract is scheduled for award for a one-year term commencing October 1, 2021. At Northern's discretion, annual extensions may be given for up to four additional years for a total contract period of five years.

### **Fiscal Impact**

Expenditures associated with this contract will be paid from the 2021/2022 FY budgeted revenue in Units 9A & 9B.

### **Recommendation**

Northern Staff recommends award of this contract to Aquatic Vegetation Control, Inc. in the amount of \$598,685.00.

**From:** treehuggers [<mailto:treehuggers@bellsouth.net>]

**Sent:** Thursday, July 1, 2021 10:35 AM

**To:** Sam Payson <[Sam@npbcid.org](mailto:Sam@npbcid.org)>

**Subject:** Fw: EXTENSION AMENDMENT TO AGREEMENT\_Unit Nos. 9A/9B - Abacoa I and II

Good Morning Sam,

Per your conversation with Tim yesterday, please be advised we will NOT be able to renew our last contract extension with NPBCID for the Aquatic Weed Control Preserve and Dry Detention Maintenance and Mowing for the term October 1, 2021 through September 30, 2022.

We regretfully have not been able to obtain the labor (for close to a year now) to fulfill the contract requirements to specifications and will be forced to close our business at the end of this contract term. We will continue to maintain this contract until the term ends September 30, 2021.

Thank you for your understanding and should you have any questions, please let us know.

-Leanne LaLonde  
Tree Huggers Landscaping & Nursery LLC  
13615 61 Lane North  
West Palm Beach, FL 33412  
[treehuggers@bellsouth.net](mailto:treehuggers@bellsouth.net)  
561-319-4131

**BID FORM FOR Aquatic Weed Control, Preserve and Dry Detention Maintenance & Mowing  
Unit No. 9A/9B**

**Aquatic Vegetation Control, Inc**

<b>Item</b>	<b>Description</b>	<b>Unit</b>	<b>QTY.</b>
1	Aquatic Weed Control	Acres/Cycle (12)	128
2	Preserve, Dry Detention & Planted Banks	Days	255
3	Debris Transportation	Miles	3000
4	High level mowing (Central Blvd.)	Acres/Cycle (18)	4
5	Trail mowing, 8' wide, area mowing, fence mowing & weedeating	Acres/Cycle (18)	24
6	Dry detention mowing	Acres/Cycle (4)	70
7	Trim Sea Grape hedge along Heights Blvd.	Each	2
8	Inspection/Observation Supervisor	Each	52
9			
10			

<b>Unit Cost</b>	<b>Item Cost</b>
\$30.00	\$46,080.00
\$1,705.00	\$434,775.00
\$1.25	\$3,750.00
\$200.00	\$14,400.00
\$140.00	\$60,480.00
\$100.00	\$28,000.00
\$3,000.00	\$6,000.00
\$100.00	\$5,200.00

**Total Bid Price**

**\$598,685.00**



Northern Palm Beach County Improvement District  
359 Hiatt Drive, Palm Beach Gardens, Florida 33418  
561-624-7830 · fax 561-624-7839 · www.npbcid.org

## EXECUTIVE SUMMARY

**TO:** Matthew J. Boykin  
L. Marc Cohn  
Gregory Block  
Adrian M. Salee  
Ellen T. Baker

**DATE:** September 22, 2021

**FROM:** O'Neal Bardin Jr., Executive Director

**RE:** Unit of Development No. 11 – PGA National  
Consider Acceptance of General Release, Utility Easement and  
Approve Payment Request  
The Island Property Owners Association, Inc.

---

### **Background**

Northern's Board discussed the attached request from The Island Property Owners Association, Inc. (POA) on January 27, 2021. As discussed at the time, Northern's records from 1990 indicate that the aerator program was informal during that period of time. Deals were requested and negotiated by neighborhood homebuilders to expedite the purchase, installation and/or provision of electrical service for new aerators. Staff found no records and is unable to provide an explanation of the POA's payment of the utilities in this case.

General Counsel explained that the Florida Statute of Limitations allows for a reimbursement and limits Northern's exposure to four years of expense. The attached General Release provides for a \$12,000 reimbursement to the Island POA for the four preceding years.

In order to take over the responsibility for this utility expense going forward, Northern must obtain an easement interest in the property within which the lines are located. The attached Utility Easement provides Northern with a perpetual non-exclusive easement over the appropriate common area(s) to preserve and protect the utility lines. The FPL Utility account has previously been transferred to Northern.

### **Fiscal Impact**

Reserve funds are available to fund this reimbursement to The Island POA.

### **Recommendation**

Northern Staff requests the Board of Supervisors accept the General Release and Utility Easement and approve the reimbursement of \$12,000 to The Island Property Owners Association, Inc.

**THE ISLAND PROPERTY OWNERS ASSOCIATION INC**  
**C/O FIRSTSERVICE RESIDENTIAL FLORIDA INC**  
**11621 KEW GARDENS AVE #200, PALM BEACH GARDENS, FL**  
**33410**

October 26, 2020

North Palm Beach County Improvement District  
359 Hiatt Drive  
Palm Beach Gardens, FL 33418

Attn: Mr. O'Neal Bardin  
Executive Director

Dear Mr. Bardin:

We are members of the Board of Directors of The Island Property Owners Association Inc., a community within PGA National. Our community has had a relationship with your organization, North Palm Beach County Improvement District (NPBCID – previously North Palm Beach County Water Management District) since our original developer, Sabatello Development Corp., transferred the deed to our lake area to you in 1988.

In maintaining the lake, your organization decided to install two aerators in 1990 to reduce expenses versus alternative methods. The initial and ongoing cost of these aerators (equipment) was paid by NPBCID and the electricity to power these aerators by us. One aerator was removed in the mid-1990s per records at PGA National and added back in 2007.

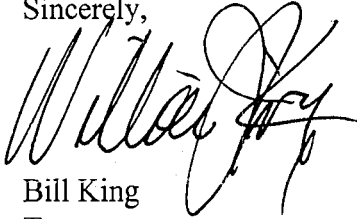
In December of 2019, after we identified a problem with the timer on the aerators doubling our electric bill for several months, your representative contacted our management company and stated that NPBCID will be taking over responsibility for the electric service for the aerators effective with the December 2019 billing cycle. Since 1990, we estimate that our community has paid over \$60,000 in electricity costs for these aerators.

In subsequent conversations with your representatives, we understand that NPBCID has installed 78 aerators in PGA National over the years and, except for four or five (including our two), has always paid for both the equipment and electricity costs. These costs are included in our real estate tax bills each year under the expense line funding the NPBCID. Consequently, our homeowners have been paying the electric bill for our aerators as well as sharing the cost for both equipment and electricity for all other aerators in PGA National. Your representative explained that in addition to the equipment the electricity costs for all aerators installed since 2002 in PGA National have been paid by NPBCID. This is not what our residents consider fair treatment by NPBCID – as we are subsidizing the electric costs for all other communities in PGA National through our tax bill as well as paying directly the costs for electricity on your aerators here in The Island.

Therefore, we believe our homeowners should be reimbursed for the difference in costs between what we paid directly to FP&L for electric service on the aerators here and the cost of spreading these charges over all real estate tax bills throughout PGA National – the \$60,000 plus figure mentioned earlier.

We would like to discuss this further with you, provide additional details and hope to resolve this issue in an amicable fashion. You may contact me or we will be contacting your office to setup a mutually agreeable time.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill King". The signature is fluid and cursive, with a large initial "B" and "K".

Bill King  
Treasurer  
Island POA Inc.  
561-757-0675

Cc: Ken Endick  
President  
Island POA Inc.

GENERAL RELEASE

KNOW ALL MEN BY THESE PRESENTS: That The Island Property Owners' Association, Inc., a Florida not-for-profit corporation (hereinafter referred to as the "first party"), for and in consideration of the sum of Twelve Thousand Dollars (\$12,000.00) paid to it by Northern Palm Beach County Improvement District (hereinafter referred to as the "second party"), together with other good and valuable consideration the receipt and sufficiency of which the first party does hereby acknowledge, does hereby remise, release, acquit, satisfy, and forever discharge the said second party, of and from all, and all manner of, action and actions, cause and causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, executions, claims and demands whatsoever, in law or in equity, which said first party ever had, now has, or which any successor or assign of said first party, hereafter can, shall or may have, against said second party, for, upon or by reason of any matter, cause or thing whatsoever, from the beginning of the world to the day of these presents, including without limitation any and all claims of the first party arising out of any and all electrical utility invoices, bills, statements or charges received and paid at any time by the first party for aerators and fountains owned by the second party.

IN WITNESS WHEREOF, the undersigned for and on behalf of the first party set his hand and seal this 27 day of AUGUST, 2021.

Signed, sealed and delivered in the presence of:

The Island Property Owners' Association, Inc.

[Signature]  
Witness Signature (as to Releasor)

By: [Signature]  
Valerie King, Vice-President

William J. King  
Printed Name

[Signature]  
Witness Signature (as to Releasor)

Kathy Preckshot  
Printed Name

STATE OF ILLINOIS  
COUNTY OF Peoria

The foregoing instrument was acknowledged before me by Valerie King, as Vice-President for The Island Property Owners' Association, Inc., by means of  physical presence or  online notarization, this 27 day of August, 2021.

(Notary Seal)



[Signature]  
Notary Public State of Illinois

Melissa V Paulson  
Print/Type/Stamp Name

Personally Known OR  Produced Identification  
Type of Identification Produced Florida DL

This Instrument Prepared by  
and to be Returned to:

Kenneth W. Edwards, Esq.  
Caldwell Pacetti Edwards Schoech & Viator LLP  
1555 Palm Beach Lakes Blvd., Suite 1200  
West Palm Beach, FL 33401

**UTILITY EASEMENT**  
**(Corporate)**

THIS EASEMENT shall be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2021, and is being granted by The Island Property Owners' Association Inc., a Florida not-for-profit corporation, with offices at 11621 Kew Gardens Avenue, Suite 200, Palm Beach Gardens, Florida 33410, (hereinafter referred to as "Grantor"), to the Northern Palm Beach County Improvement District, an independent special district of the State of Florida, with offices at 359 Hiatt Drive, Palm Beach Gardens, Florida 33418, (hereinafter referred to as "Grantee").

**W I T N E S S E T H:**

WHEREAS, Grantor is the fee title owner of the hereinafter described real property located in Palm Beach County, Florida; and

WHEREAS, Grantee has requested that the Grantor grant it a perpetual non-exclusive ingress, egress, and utility easement in, over, under, upon and through that portion of the Grantor's property described on attached Exhibit "A" (the "Easement Premises").

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein and other good and valuable consideration exchanged between the parties, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed as follows:

SECTION 1. **RECITALS.** The foregoing recitals are true, correct and incorporated herein by this reference.

SECTION 2. **EASEMENT.** A perpetual non-exclusive easement is hereby granted by Grantor to the Grantee in, over, under, upon, across and through the Easement Premises for the purpose of ingress, egress, installation, repair, upgrade and maintenance of utilities and works, which may include but are not limited to control panels and underground electrical lines for the operation of one or more aerators within nearby ponds or lakes.

SECTION 3. **RESERVATION OF RIGHTS.** The Grantor, including its successors and assigns, does hereby reserve all rights with respect to usage of the Easement Premises which have not herein been specifically granted to the Grantee, provided that such usage by the Grantor shall not unreasonably interfere or prohibit the Grantee's exercise and use of the easement.

SECTION 4. **RECORDING.** This Easement shall be recorded by the Grantee in the Public Records of Palm Beach County, Florida.



SECTION 5. **NOTICES.** All notices, requests, consents and other communications required or permitted under this Easement shall be in writing (including electronic communication) and as elected by the person giving such notice, shall be hand delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified mail (postage prepaid), return receipt requested, to the parties referred to above at the address stated or at any subsequent address for either the parties or their successors or assigns.

SECTION 6. **MAINTENANCE.** Grantee agrees that it shall replace or repair, as the case may be, any damage to grass, landscaping, pavement, sprinklers, or property of Grantor located on Grantor's premises, as may be caused by the Grantee's exercise and use of this easement.

SECTION 7. **GENERAL PROVISIONS.**

A. **Entire Agreement.** This Easement represents the entire understanding and agreement between the parties with respect to the subject matter hereof and may not be modified, except if in writing signed by both parties.

B. **Governing Law and Venue.** This Easement and all transactions contemplated by it shall be governed by and construed and enforced in accordance with the internal laws of the State of Florida without regard to principles of conflicts of law. Venue of all proceedings in connection herewith shall be exclusively in Palm Beach County, Florida.

C. **Binding Upon Successors and Assigns.** The Easement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

D. **Effective Date.** The Easement shall be effective as of the last date it is signed by both parties hereto.

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[Balance of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year hereinafter written.

Executed by Grantor this 27 day of AUGUST, 2021.

WITNESSES:

[Signature]  
Witness Signature

WILLIAM J. KING  
Printed Name

[Signature]  
Witness Signature

Kathy Prockshot  
Printed Name

The Island Property Owners' Association, Inc

By: [Signature]  
Print: Valerie King  
Title: Vice-President

STATE OF ILLINOIS

COUNTY OF Peoria

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27 day of August, 2021, by Valerie King as the Vice-President for The Islands Property Owners' Association, Inc.

(Notary Seal)



[Signature]  
Notary Public State of Illinois  
Melissa V Paulson  
Print/Type/Stamp Name

Personally Known OR  Produced Identification

Type of Identification Produced Florida DL.

Executed by Grantee this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST: (SEAL)

NORTHERN PALM BEACH COUNTY  
IMPROVEMENT DISTRICT

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

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

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization, this \_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, as  
\_\_\_\_\_, for Northern Palm Beach County Improvement District.

(Notary Seal)

\_\_\_\_\_  
Notary Public State of Florida  
\_\_\_\_\_  
Print/Type/Stamp Name

Personally Known OR  Produced Identification  
Type of Identification Produced \_\_\_\_\_.

**Exhibit "A"**

Easement Premises

Tract "A" and Tract "T" as recorded in Plat Book 59, Pages 198 – 202, Palm Beach County,  
Florida



Northern Palm Beach County Improvement District  
359 Hiatt Drive, Palm Beach Gardens, Florida 33418  
561-624-7830 · fax 561-624-7839 · www.npbcid.org

## EXECUTIVE SUMMARY

**TO:** Matthew J. Boykin  
L. Marc Cohn  
Gregory Block  
Adrian M. Salee  
Ellen T. Baker

**DATE:** September 22, 2021

**FROM:** C. Danvers Beatty, P.E., Deputy Director

**THROUGH:** O'Neal Bardin Jr., Executive Director

**RE:** Unit of Development No. 20 – Juno Isles  
Consider Purchase Order No. 21-814 to WGI, Inc.  
Design, Permitting, Bid and Construction Phase Services  
Rehabilitation/Replacement of the Existing Salinity Weir

---

### **Background**

Northern has determined that the existing Juno Isles steel sheet pile salinity weir requires rehabilitation or replacement. In accordance with the Engineering Standards Manual, Staff requested design approach methodologies from Northern's Consulting Engineers and the firms were ranked at the August 11, 2021 Engineering Review Committee Meeting. The firm of WGI, Inc. was the highest-ranked firm and approval of the ERC ranking was presented and approved by the Board at the August 25, 2021 Board of Supervisor's Meeting. Attached is a proposal from WGI, Inc. for the design, permitting, bid and construction phase services for the rehabilitation or replacement of the existing salinity weir structure in the amount of \$170,490.00. WGI, Inc. has provided structural design and performed structural inspections for numerous Northern facilities and is well suited to provide the requested services on this project.

### **Fiscal Impact**

Funding for this Purchase Order is available from the Unit's FY 2020-2021 maintenance funds.

### **Recommendation**

Northern Staff recommends Board approval of the referenced Purchase Order No. 21-814 to WGI, Inc. in the amount of \$170,490.00.

Mr. Danvers C. Beatty, P.E.  
Deputy Director  
Northern Palm Beach County Improvement District  
359 Hiatt Drive  
Palm Beach Gardens, Florida 33418

INFRASTRUCTURE

Subject:  
Unit of Development No. 20 – Juno Isles  
WGI Proposal for Salinity Structure

Date:  
September 13, 2021

Contact:  
Robert W. Lawson, P.E.

Dear Mr. Beatty:

Phone:  
561-697-7002

Please be advised that our office has reviewed the revised proposal from WGI dated September 13, 2021, for services related to replacement/rehabilitation of the salinity structure located in Unit 20 and find that the scope and fee proposed match the services identified in the Request for Proposals.

Email:  
[bob.lawson@arcadis.com](mailto:bob.lawson@arcadis.com)

The proposal is separated into Lump Sum fees totaling \$116,490.00, including sub-consultant fees, for design and permitting and Time and Materials fees with a Not to Exceed amount of \$54,000.00 for construction phase services.

Our ref:  
WF0590GE.0200

We therefore recommend that purchase orders totaling \$170,490.00 be placed on the next Board agenda for approval.

**Florida License Numbers**

**Engineering**  
EB00007917

Please contact this office should you have any questions with respect to this recommendation.

Sincerely,

  
Robert W. Lawson, P.E.  
District Engineer

**Geology**  
GB564

**Landscape Architecture**  
LC26000269

**Surveying**  
LB7062

Cc: Kim Leser - NPBCID  
Katie Roundtree – NPBCID



September 8, 2021  
Revised September 13, 2021

Dan Beatty, PE, Deputy Director  
Northern Palm Beach County Improvement District (Northern)  
359 Hiatt Drive  
Palm Beach Gardens, FL 33418

[Danvers@npbcid.org](mailto:Danvers@npbcid.org)

Re: Unit 20 – Juno Isles Weir Replacement

Dear Dan Beatty,

WGI, Inc. (WGI) is pleased to provide this proposal to Northern (CLIENT) for professional services on the above-referenced project. Our scope of services and corresponding fees are detailed below. In addition, it is agreed that WGI's services will be performed pursuant to WGI's "Contract Terms and Conditions," which are enclosed and incorporated into this proposal.

## **PROJECT UNDERSTANDING**

The existing salinity weir located in Juno Isles (Unit 20) provides a separation between the eastern drainage basin and the tidally-influenced western drainage basin in Juno Isles. The structure requires improvements, as the structure is showing signs of corrosion on the steel sheeting, erosion at the connection to the aluminum wing walls, and is experiencing overtopping and reverse flow of the weir during high tide events.

Improving the existing weir structure will require, in-place rehabilitation or complete replacement of the weir. The 2014 structural condition assessment indicated the existing steel sheeting had only minor surface corrosion. WGI's first step will be to access the existing sheeting to confirm that rehabilitation is still a viable option. If, during our initial inspection, the steel sheeting and cap are found to be too damaged to be repaired, a complete replacement of the steel sheeting will be necessary.

To prevent overtopping of the weir, a parapet wall may be added to the top of the existing cap. Increasing the weir discharge elevation may require flap gates, tide valves, or other backflow prevention measures to be implemented. WGI will work closely with Northern and the permitting agencies to determine the final weir elevation and backflow prevention.

## SCOPE OF SERVICES

### ENGINEERING SERVICES

- |            |  |                    |
|------------|--|--------------------|
| <b>I.</b>  | <b>Project Management and Administration</b>   | <b>\$15,000.00</b> |
|            | <ol style="list-style-type: none"><li>1. Manage and coordinate with different divisions and subcontractors along with Northern to provide the required construction documents.</li><li>2. Attend coordination meetings with Northern</li></ol>   |                    |
| <br>       |  |                    |
| <b>II.</b> | <b>Topographic/Hydrographic Survey Services</b>  | <b>\$8,900.00</b>  |
|            | <ol style="list-style-type: none"><li>1. Prepare a Topographic Survey of the project limits as described below and in accordance with Rule 5J-17, Florida Administrative Code, pursuant to Chapter 472.027 of the Florida Statutes.</li><li>2. Topographic limits shall be from the east face of bridge (Ellison Wilson) to 50 feet east of the existing Salinity Structure being R/W to R/W.</li><li>3. The survey will consist of general ground elevation shots and breaks in grade with intervals not to exceed 50 feet.</li><li>4. The Topographic Survey will include:<ol style="list-style-type: none"><li>a. Visible and attainable fixed improvements and utilities unless otherwise noted;</li><li>b. Footprint of permanent structures except those within the water;</li><li>c. Invert elevations of sanitary and storm drainage manholes, culverts, catch basins, and outfalls including pipe sizes and type if attainable;</li><li>d. Type and height of walls, fences;</li><li>e. Overhead wires (horizontal location only);</li><li>f. Individual trees with 4 inches and larger caliper measured at breast height; and</li><li>g. Two benchmarks established. Offsite placement preferred if accessible/allowable.</li></ol></li><li>5. The Topographic Survey will not include:<ol style="list-style-type: none"><li>a. Sub-surface designation or location of underground utilities;</li><li>b. Sub-surface foundations of structures;</li><li>c. Storm and Sanitary Sewer inverts of recessed or debris filled structures;</li><li>d. Sprinkler heads;</li><li>e. Overhead clearances (wires, bridges, roofs, overhangs, walkways, etc.);</li><li>f. Tree tagging;</li><li>g. Muck depths;</li><li>h. Location of Geotech borings; and</li><li>i. Temporary features such as a trailers, movable barriers/fences, solar lighting, etc.</li></ol></li><li>6. Field verified R/W and/or property lines to be used as a base file. Not a Boundary Survey and monumentation will not be set.</li><li>7. Deliverable will be a DTM and an AutoCAD file to support the project's design.</li></ol> |                    |

### Survey Notes

1. Access to the subject project shall be granted upon prior notice if restricted, gated, and/or locked. In the event that the surveyor is not allowed on site to perform the above survey services after access has been coordinated, the client shall be invoiced at the hourly rates quoted on WGI's current Fee Schedule.
2. Tree specimen nomenclature shall be generally common (oak, palm, pine, etc.) and cannot be relied upon. Consult with an arborist for further classification.
3. Research and/or Abstracting for title or encumbrances will not be performed by WGI.
4. Meeting attendance is not included in these scope of services.



5. Horizontal and/or Vertical Datums specific to the Project shall be conveyed to WGI prior to the Notice to Proceed.

**III. State and Federal Environmental Resource Permitting (Replacement) \$15,600.00**

1. WGI will prepare an application for an Environmental Resource Permit from the Florida Department of Environmental Protection (FDEP) and Section 10 Dredge & Fill Permit from the U.S. Army Corps of Engineers. Applications will include structural drawings incorporated into maps, exhibits, wetland assessments and other documentation required for a complete application. WGI will perform one site meeting with agency staff and respond to one Request for Additional Information (RAI);
2. Provision of any fees required by the regulatory agencies are the responsibility of the CLIENT.

**IV. Structural Condition Assessment Services \$9,000.00**

1. Site visit to review the condition of the structure
2. Site visit to supervise the divers.
3. Provide a condition assessment report detailing the results of the site visit and the divers.
4. Provide recommendations regarding the repair or replacement of the existing weir structure.

**V. Structural Construction Documents \$37,500.00**

1. Review report from condition assessment and working with Northern proceed to prepare construction documents for either the repair of the existing structure or replacement of the existing structure.
2. Specifications to include steel and concrete repairs as needed, steel, concrete, and general specifications pertaining to the design of item 1.
3. Wing wall design and specifications.
4. Parapet wall design and specifications per the results of the watershed analysis.
5. Tidal backflow prevent mechanism, to be determined.

**VI. Construction Phase Services, Hourly not to Exceed (\$54,000.00)**

Construction services are highly dependent on the Contractor selected to perform the work. The services indicated below do not anticipate multiple reviews or observations of the same work, scheduled inspections of incomplete sections of the work, or structural design and re-engineering to correct poor construction workmanship. Any construction work observed to be substandard will be brought to the CLIENT's attention and associated services will be invoiced on a time and material basis. The construction observation services provided are dependent on notification by the Contractor for work which will be covered such as underground foundations, reinforcing within concrete forms to be cast, driven or cast piles, or structural steel covered by finishes or other substrates. The engineer cannot provide certifications of components beyond those specifically observed during the duration of our site visit.

The construction services will consist of;

1. Sign and seal a minimum of two (2) sets of plans for the contractor's use in obtaining the building permit. If the WGI structural documents are included as a part of a larger set of construction documents, the plans are to be provided by the CLIENT;
2. Attend preconstruction meeting and up to twelve monthly progress meetings;
3. Review shop drawings, O&M manuals, test reports, and other relevant submittal data.
  - a. Shop drawings are anticipated to consist of;
    - i. Concrete mix designs
    - ii. Steel sheet piling
    - iii. Steel reinforcement
    - iv. Repair Specifications and methodologies
    - v. Boat lift location and specifications
4. Provide interpretation of plans and specifications. Assist with review of contractor's proposals for any changes of work;
5. Provide field observations of work progress. Provide observation reports to the CLIENT for each field visit. Level of effort shall be that required to provide certification of project completion and conformance with plans and specifications as they relate to the structural design elements;
6. Participate in Substantial Completion and Final Completion walk-throughs for the project. Provide CLIENT assistance in generating Punch List items for the project; and
7. Provide project certifications of the observed portions and components of the work.

**Subconsultants:**

<b>I. Underwater Inspection services</b>	<b>\$3,250.00</b>
1. See attached scope and fee from Callaway Marine Technologies Inc.	
<b>II. Geotechnical Services</b>	<b>\$7,370.00</b>
1. See attached scope and fee from Tierra South Florida	
<b>III. Watershed Analysis</b>	<b>\$19,870.00</b>
1. See attached scope fee from Mock Roos	

### **BASIS OF THIS PROPOSAL**

This proposal is based on the following:

1. WGI shall be entitled to rely on the completeness and accuracy of all information provided by CLIENT. Information requested by WGI during the project will include, but may not be limited to, the utilities, environmental assessments; geotechnical reports; and survey (with CAD file);
2. Engineering specifications and details will be included in the construction plans;
3. Significant site plan modifications will require an amendment to this contract. WGI will submit a separate proposal for those services;
4. Additional submittals and coordination with permitting agencies not due to WGI's work will be invoiced on an hourly basis;
5. Coordination and design of proposed electrical, telephone, television, and gas utilities shall be completed by others. WGI will exchange drawings with these utilities for coordination purposes and to incorporate their existing and proposed features into our plans for conflict resolution and informational purposes;
6. The project will be design and permitted under one phase;
7. Construction phase shall not exceed nine months;
8. Services not included: Landscape Architecture, Irrigation, Lighting, Title Search.

### **INFORMATION REQUIRED**

The following additional information will be required to begin design services on this project:

1. AutoCAD and PDF files of proposed site plans/ base maps; and
2. CAD files of existing boundary survey of the subject property.

Any additional optional services requested by CLIENT will be provided in accordance with WGI's hourly fee schedule in effect at the time of service, or a fixed fee to be negotiated once a scope of service is defined.

### **PROPOSAL ACCEPTANCE**

We appreciate the opportunity to be of service to Northern. Upon acceptance of this proposal, along with the attached Contract Terms and Conditions and our current Fee Schedule, please sign and return an executed copy to this office. Please note that the Contract Terms and Conditions are an integral part of this contract, are hereby incorporated by reference, and are controlling unless both parties expressly waive them in writing prior to commencement of work. By executing this Proposal, CLIENT expressly agrees to be bound by the Contract Terms and Conditions and the enclosed Fee Schedule. Further, and whether this proposal is executed or not, the ordering of, acceptance of, or reliance on services performed by WGI constitutes acceptance of the attached Contract Terms and Conditions.

Respectfully submitted,  
**WGI, Inc.**



Jeffrey Bergmann, PE  
Director, Specialty Structures



Timothy DeLand, PE  
Senior Project Manager

CLIENT'S CORPORATE ATTESTATION: If signing this Proposal on behalf of a corporate entity, I hereby affirm that such entity is correctly identified above, and is legally valid, active, and duly licensed and authorized to conduct business in the state where the project is located. I also affirm that I am duly authorized and have legal capacity to execute this Proposal and bind the corporate entity.

Corporate Representative:

\_\_\_\_\_  
Name (Printed)

This Proposal accepted this \_\_\_\_ day of \_\_\_\_\_, 2021

By \_\_\_\_\_  
Name (Signature)  
Northern

Please provide the following billing information:

\_\_\_\_\_  
Name / Company Name

\_\_\_\_\_  
Billing Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip

\_\_\_\_\_  
Contact Name

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Fax Number

Enc.: WGI, Inc. Contract Terms and Conditions, Fee Schedule

**WGI, INC.**  
**CONTRACT TERMS AND CONDITIONS**  
**JUNE 2020**

1. **Performance:** WGI, Inc.'s ("WGI") services pursuant to this Agreement ("Services") will be performed in a manner consistent with that degree of skill and care ordinarily exercised by members of the same profession currently practicing under similar circumstances in the same geographic area. No other warranties, expressed or implied, are made with respect to WGI's performance of Services. WGI is not a guarantor of the Project for which its Services are directed, and its responsibility is limited to work performed for the Client. WGI is not responsible for acts or omissions of the Client, nor third parties not under its direct control. Client's acceptance of WGI's Services constitutes acceptance of these Terms and Conditions.
2. **Billing/Payments:** Invoices for WGI's Services and reimbursable expenses shall be submitted on a monthly basis. Payment shall be due on the date each invoice is received and shall be deemed delinquent 30 calendar days after issuance. Delinquent invoices shall accrue interest on the balance due at a rate of 18% per annum, or the highest interest rate allowable by law. Outstanding invoices delinquent beyond 45 calendar days may at WGI's election be deemed a notice to stop performance under this contract, and WGI may in that event suspend its Services until the invoice is paid, with no liability to WGI. Client shall make payment in full at or before delivery to Client of any reports, plans, record drawing, or certifications prepared under this Agreement. All attorneys' fees, court costs and/or expenses associated with collection of past due invoices will be paid by Client, whether or not suit is filed. Client's failure to timely pay any WGI invoice within 45 calendar days of issuance shall constitute a waiver of any and all claims against WGI. Retainers shall be credited on WGI's final invoice.
3. **Fees:** WGI's fees for its Services are set forth in WGI's Fee Schedule, which is attached as a separate exhibit to this Agreement or has otherwise been provided to Client. WGI's fees reflected in this Agreement exclude testing, permit fees, reproduction costs, and any service not reflected in this Agreement. All fees for Services are based on a one-time performance only. Additional Services and/or changes in service, whether field or office, shall be performed only after authorization by Client. Fees for changes and/or additional services are not included in this Agreement and shall be invoiced at the hourly rates quoted on WGI's then-current Fee Schedule.
4. **4. Reimbursable Expenses:** Direct costs including, without limitation, prints, copies, long distance phone calls, mileage, airfare, per diem, delivery service, etc., are not included in the above fees but shall be billed as Reimbursable Expenses at the rates set forth in WGI's then-current Fee Schedule.
5. **Cost Estimates:** Client hereby acknowledges that WGI has no control over the cost of labor or materials, contractors' methods of determining bid prices, or control over competitive bidding, market, or negotiating conditions. Thus, WGI cannot and does not warrant that estimates of probable construction or operating costs prepared or provided by WGI will not vary from actual costs incurred by Client. Client expressly agrees that WGI shall have no liability for any failure of bids or actual construction or operating costs to comply with Client's budget or WGI's cost estimates.
6. **Storage:** Material samples not consumed in the performance of WGI's Services may be discarded 30 days after submission of the test report unless Client requests other disposition. After notification to Client, WGI may charge Client for extended storage of materials, records, or equipment.
7. **Indemnification:** Client shall defend, indemnify, and hold harmless WGI, its employees, officers, directors, professionals, and subconsultants from and against any and all claims, damages, losses, and expenses (including reasonable attorney's fees) arising out of or resulting from the performance of the Services, except to the extent that any such claim, damage, loss, or expense is caused by the negligent act, omission, and/or strict liability of WGI.
8. **Consequential Damages:** Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither Client nor WGI, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project, WGI's Services, or this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of financing, loss of business, loss of income, loss of reputation, interest expenses, and any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty. Both Client and WGI shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this Project.
9. **Hazardous Materials:** Unless specifically and expressly set forth in WGI's scope of services under this Agreement, and only to the extent set forth therein, WGI shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of

persons to hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances. WGI's Services expressly exclude any Services for Client involving or related in any manner to hazardous substances, and Client shall defend, indemnify, and hold harmless WGI, its employees, officers, directors, professionals, and subconsultants from and against any and all claims, damages, losses, and expenses (including reasonable attorney's fees) arising out of or in any way related to the presence, discharge, release, or escape or contaminants or hazardous substance of any kind, or environmental liability of any nature, in any manner related to WGI's Services under this Agreement.

10. **LIMITATION OF LIABILITY:** In recognition of the relative risks and benefits of the project to both Client and WGI, the risks have been allocated such that Client agrees, to the fullest extent permitted by law, to limit the liability of WGI and its officers, directors, partners, employees, shareholders, owners, and subconsultants for any and all claims, losses, costs, and damages of any nature whatsoever whether arising from breach of contract, negligence, or other common law or statutory theory of recovery, or claims expenses from any cause or causes, including attorney's fees and costs, so that the total aggregate liability of WGI and its officers, directors, partners, employees, shareholders, owners and subconsultants shall not exceed \$50,000.00, or the total amount of the fee actually paid to WGI for its Services performed under this Agreement, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law, including but not limited to negligence, breach of contract, or any other claim whether in tort, contract or equity.

In the event Client is unwilling or unable to limit liability in accordance with the provisions set forth in this section, Client may, upon written request of Client and received by WGI within five days of Client's acceptance hereof, increase the limit of liability to a maximum of \$1,000,000.00 by agreeing to pay WGI a sum equivalent to an additional amount of 10% of the total fee, or \$10,000.00, whichever is greater, to be charged for WGI's Services. In the event professional fees increase during the Project, Client agrees to pay an additional 10% of said increase for the aforementioned higher limits on liability. This charge is not to be construed as being a charge for insurance of any type, but is increased consideration for the greater liability involved. In any event, attorney's fees and costs expended by WGI in connection with any claim shall reduce the amount available, and only one such amount will apply to any Project.

If any of the above provisions of this section is/are deemed invalid or unenforceable for any reason, the limit of liability shall not exceed the available policy limits of any insurance policy providing coverage for WGI's Services on the Project. The provisions of this section shall inure to the benefit of WGI's officers, directors, partners, employees, shareholders, owners, and subconsultants, which shall be considered third-party beneficiaries for the purposes of this section. The provisions of this section shall survive the termination of this Agreement.

11. **Termination of Services:** Except in situations involving default for non-payment by Client to WGI, in the event of any default arising under this Agreement, the defaulting party shall be entitled to receive written notice specifying the default and the actions to be taken to cure the default. The party receiving the notice of default shall have 7 business days from the date of receipt of the notice to cure the specified default. In the event that the party fails to cure the specified default, the adverse party may declare a breach of this Agreement and terminate this Agreement upon serving a written notice of termination. In the event of such termination, Client shall pay WGI in full for all Services rendered up to the time of termination.
12. **Events of Default:** Client shall be in default under this Agreement if it (i) fails to pay in full any invoice from WGI on the due date or fails to make any other payment due to WGI under this Agreement, (ii) fails to observe or perform any other term, condition or covenant under this Agreement, (iii) breaches any warranty or representation made under this Agreement, (iv) dissolves, terminates or liquidates its business, or its business fails or its legal existence is terminated or suspected, (v) commences any voluntary or involuntary bankruptcy, reorganization, insolvency receivership, or other similar proceeding is commenced by or against Client, (vi) fails to work with WGI in good faith and fair dealing under this Agreement, or (vii) becomes insolvent, makes an assignment for the benefit of creditors, or conveys substantially all of its assets.
13. **Suspension of Services:** If the Project is suspended for more than thirty (30) calendar days in the aggregate, WGI shall be compensated for Services performed and charges incurred prior to such suspension and, upon resumption of services, WGI shall be entitled to an equitable adjustment in fees to accommodate the resulting demobilization and re-mobilization costs. In addition, WGI shall be entitled to an equitable adjustment in the Project schedule based on the delay caused by the suspension. If the Project is suspended for more than ninety (90) calendar days in the aggregate, WGI may, at its option, terminate this Agreement upon giving notice in writing to Client.
14. **Ownership of Instruments of Service:** All plans, data, reports, drawings, specifications, maps, surveys, ideas, scripts, sketches, designs, CAD files, field data, notes, Digital Data files, and other documents and instruments prepared by WGI or its subconsultants, whether such work product is tangible or intangible ("Instruments of Service") shall remain the sole and exclusive property of WGI until such time as Client makes full and final payment to WGI pursuant to the terms set forth in this Agreement, and until such time, Client shall not use, deliver, solicit, transmit, or otherwise employ the Instruments of Service, whether directly or indirectly, by any

means or manner. Client understands that changes or modifications to the documents made by anyone other than WGI may result in adverse consequences which WGI can neither predict nor control. Therefore, Client agrees, to the fullest extent permitted by law, to defend, indemnify, and hold harmless WGI from and against all claims, liabilities, losses, damages, and costs (including reasonable attorney's fees) arising out of or in any way connected with the modification, misinterpretation, misuse, or reuse by Client or others of the documents provided by WGI under this Agreement.

If documents are provided to Client, Client's contractor, or Client's other consultants by WGI in electronic media, such as CAD files or other native format, Client agrees that this is solely as a convenience, and may not be relied on in the same manner as the signed, sealed documents; nor are such electronic files represented to be accurate and faithful representations of the signed, sealed documents. WGI makes no representations or warranties regarding the accuracy, completeness, or readability of information contained in electronic media files.

15. **Digital Data Files:** It is expressly understood that CADD and BIM files, and other electronic files ("Digital Data files") are issued only as supplemental information for convenience to the Client, contractor or other authorized user. Digital Data files, like any electronic data, transferred in any manner or translated from the system and format used by WGI to another system or format are subject to errors and modifications that may affect the accuracy and reliability of the data, and, in addition, such electronic data may be altered or corrupted, whether inadvertently or otherwise. As a result, WGI makes no representations or warranties, whether expressed or implied, as to the accuracy of any Digital Data files. The accuracy of Digital Data files cannot be warranted or guaranteed, and any such files provided by WGI to Client or any other party will be issued solely as a convenience and courtesy. Digital Data files are not contract documents, and shall not be relied upon, or used for construction or staking. Any use of the information obtained or derived from Digital Data files will be at Client's, or other receiving party's or user's sole risk, and Client hereby waives and releases any and all claims against WGI arising from or relating to the use of or reliance upon Digital Data files. To the extent any differences, discrepancies, or conflicts exist between the Digital Data files and the contract documents, the contract documents shall control.
16. **Successors and Assigns:** Client shall not assign, sublet, or transfer any rights under or interest in this Agreement without the prior written consent of WGI. Except where specifically stated otherwise in this Agreement, nothing herein shall be construed to give any rights or benefits hereunder to anyone other than Client or WGI.
17. **Third Parties:** Except as expressly provided herein, nothing in this Agreement shall confer any right, remedy or claim upon any person or entity not a signatory to this Agreement.
18. **Corporate Protection:** WGI's performance of Services under this Agreement shall not subject WGI's individual employees, officers or directors to any personal legal exposure for the risks associated with this Project. Therefore, and notwithstanding anything to the contrary contained herein, Client agrees that as Client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against WGI, and not against any of WGI's employees, shareholders, officers, or directors.
19. **Severability and Survival:** If any term of this Agreement is to any extent held to be invalid or unenforceable, then such term shall be excluded to the extent of such invalidity or unenforceability, and all other terms hereof shall remain in full force and effect. All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating responsibility or liability between Client and WGI shall survive the completion of WGI's Services hereunder and the termination of this Agreement.
20. **Merger and Amendment:** This Agreement constitutes the entire agreement between WGI and Client, and all negotiations and oral understandings between the parties are merged herein. This Agreement can be supplemented and/or amended only by a written document executed by both WGI and Client.
21. **Applicable Law and Venue:** Unless otherwise specified, this Agreement shall be governed by the laws of the State of Florida. Venue for all disputes between the Parties arising from or relating to this Agreement shall lie exclusively in a court of competent jurisdiction in Palm Beach County, Florida.
22. **Mediation:** All disputes between the Parties arising out of or relating to this Agreement, with the exception of WGI seeking payment from Client for services rendered, shall be submitted to non-binding mediation as a condition precedent to litigation, unless the Parties mutually agree otherwise in writing.
23. **Statute of Limitations and Repose:** Any applicable statute of limitations or repose shall commence to run and any cause of action shall be deemed to have accrued on the date WGI's drawings are sealed, but in any event not later than the date of substantial completion of the project for which WGI's services are provided.
24. **Force Majeure:** WGI shall not be liable for any damages or delays in rendering its Services arising from acts of God, epidemics, pandemics, quarantine restrictions, strikes, labor disputes, civil unrest or disturbances, acts of terrorism or war, abnormal weather conditions, or any other cause beyond WGI's reasonable control.

**25. PURSUANT TO FLORIDA STATUTES § 558.0035 (2013) AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.**

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***THE FOLLOWING TERMS AND CONDITIONS SHALL ALSO APPLY  
FOR ALL PROJECTS INVOLVING CONSTRUCTION-RELATED SERVICES***

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- 26. Construction Administration:** WGI's responsibility to provide Basic Services for the Construction Phase under this Agreement commences with the award of the initial Contract for Construction and terminates at the earlier of the issuance to the Client of the final Certificate for Payment or 60 days after the date of Substantial Completion of the Work. WGI will provide administration of the Contract for Construction as set forth below and in the General Conditions of the Contract for Construction.
- 27. Construction Observation:** WGI, as a representative of the Client, will visit the site at intervals appropriate to the stage of the Contractor's operations, (1) to become generally familiar with and to keep the Client informed about the progress and quality of the portion of the work relating to WGI's scope, (2) to endeavor to advise Client of defects and deficiencies in such work, and (3) to determine in general if the work is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, WGI shall not be required to make exhaustive or continuous on-site observations to check the quality or quantity of the work. WGI shall not be responsible for inspecting the Contractor's work, does not have the right to stop Contractor's work, and shall not be liable for construction defects or deficiencies. WGI's construction observation services shall not relieve Contractor of its responsibility to comply with the contract documents.
- 28. General Contractor's Responsibilities for Construction and Jobsite Safety:** Neither the professional activities of WGI, nor the presence of WGI or its employees and subconsultants at a construction/Project site, shall impose any duty on WGI, nor relieve the Contractor of its obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, supervising, and coordinating the Work in accordance with the Contract Documents and any health or safety precautions required by any regulatory agencies. WGI and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. Client agrees that the Contractor shall remain solely and exclusively responsible for jobsite and worker safety and agrees that this intent shall be carried out in the Client's contract with the Contractor. Client also agrees that the Contractor shall defend and indemnify the Client, WGI and WGI's subconsultants from and against any and all claims, damages, losses, and expenses (including reasonable attorney's fees) arising out of or relating to construction and jobsite safety. Client also agrees that Client, WGI and WGI's subconsultants shall be made additional insureds under the Contractor's policies of general liability insurance.
- 29. Property Insurance:** Client agrees to procure, or cause to be procured, property insurance written on a builder's risk "all-risk" or equivalent policy form in the amount of the construction costs, comprising total value for the entire project at the site on a replacement cost basis without optional deductibles. Such property insurance shall be maintained until final completion of the project, or until no person or entity other than Client has an insurable interest in the project, whichever is later. This policy shall name WGI as an additional insured. Client further agrees to waive all rights against WGI for damages that are, or could have been, covered by property insurance and such waiver of subrogation shall be effective notwithstanding any duty of indemnity, contractual or otherwise.
- 30. Deviations from Contract Documents:** WGI will report to the Client known and observable deviations from the Contract Documents by the Contractor. However, WGI shall not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. WGI shall not have control over or charge of and shall not be responsible for acts or omissions of the Contractor, Subcontractors, or their agents or employees, or of any other persons or entities performing portions of the Work.
- 31. Certificates for Payment:** WGI will review and certify the amounts due to Contractor and will issue certificates for such amounts. Such certification for payment will constitute a statement to the Client, based on WGI's evaluation of the Work and on the data comprising the Contractor's Application for Payment, that the Work has progressed to the point indicated and that, to the best of WGI's knowledge, information and belief, the quality of the Work is in accordance with the Contract Documents. The foregoing are subject (1) to an evaluation of the Work for conformance with the Contract documents upon Substantial Completion, (2) to results of subsequent tests and observations, (3) to correction of minor deviations from the Contract Documents prior to completion, and (4) to specific qualifications expressed by WGI. The issuance of a Certificate of Payment shall not be a representation that WGI has (1)



made exhaustive or continuous on-site observations to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Client to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

32. **Rejection of Work:** WGI shall have authority to recommend to Client that it reject Work that does not conform to the Contract Documents. Whenever WGI considers it necessary or advisable, WGI shall have authority to recommend to Client that it require observation or testing of the Work in accordance with the provisions of the Contract Documents, whether or not such Work is fabricated, installed or completed. However, neither this authority of WGI nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to any duty or responsibility of WGI to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees or other persons or entities performing portions of the Work.
33. **Submittals:** WGI will review and approve or take other appropriate action upon the Contractor's submittals such as shop drawings, product data and samples, but only for the limited purpose of checking for general conformance with the design concept of the project and information provided in the Contract Documents. Contractor is responsible for full compliance with the plans, specifications, and contract documents, dimensions, quantities, and performance requirements to be confirmed and correlated at the jobsite, the furnishing of all items whether or not shown on the submittal, means, methods, and sequence of construction, quantities, coordination of the work of all trades, and related jobsite safety precautions or programs. WGI's action will be taken with such reasonable promptness as to cause no unreasonable delay in the Work or in the activities of the Client, Contractor or separate contractors, while allowing sufficient time in WGI's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the sole responsibility of the Contractor as required by the Contract Documents. WGI's review shall not constitute approval of safety precautions or, unless otherwise specifically stated in writing by WGI, of any construction means, methods, techniques, sequences or procedures. WGI's approval of a specific item shall not indicate approval of an assembly of which the item is a component.
34. **Contractor's Design Professionals:** If professional design services or certifications by a design professional related to systems, materials or equipment are specifically required of the Contractor by the Contract Documents, WGI will specify appropriate performance and design criteria that such services must satisfy. Shop drawings and other submittals related to the Work designed or certified by the design professional retained by the Contractor shall bear such professional's written approval when submitted to WGI. WGI shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications or approvals performed by such design professionals.
35. **Change Orders:** WGI will prepare Change Orders and Construction Change Directives, with supporting documentation and data if deemed necessary by WGI for the Client's approval and execution in accordance with the Contract Documents, and may authorize minor changes in the Work not involving an adjustment in the Contract sum or an extension of the Contract Time which are consistent with the intent of the Contract Documents.
36. **Submittals and Final Completion:** WGI will conduct observations to determine the date or dates of Substantial Completion and the date of final completion, will receive from the Contractor and forward to the Client, for the Client's review and records, written warranties and related documents required by the Contract Documents and assembled by the Contractor, and will issue a final Certificate for Payment based upon a final observation indicating that the Work generally complies with the requirements of the Contract Documents.
37. **Interpretations and Decisions:** Interpretations and decisions of WGI will be consistent with the intent of and reasonably inferable from the Contract Documents and will be in writing or in the form of drawings. When making such interpretations and initial decisions, WGI will endeavor to secure faithful performance by both Client and Contractor, will not show partiality to either, and shall not be liable for results of interpretations or decisions so rendered in good faith.

**WGI, INC.  
FEE SCHEDULE  
EFFECTIVE DATE – 04/24/2021**

Hourly Rate	
<b>ENGINEERING SERVICES</b>	
Executive Engineer	\$300.00
Chief Engineer	\$250.00
Senior Project Manager	\$210.00
Principal Engineer	\$230.00
Project Manager	\$185.00
Senior Engineer	\$170.00
Senior Project Engineer	\$160.00
Project Engineer	\$150.00
Senior Designer	\$145.00
Engineer	\$140.00
Senior Engineer Intern	\$130.00
Engineer Intern	\$115.00
Chief Designer	\$165.00
Designer	\$110.00
Field Engineer	\$170.00
Field Inspector	\$125.00
<b>SURVEYING SERVICES</b>	
Principal Surveyor	\$250.00
Senior Project Manager	\$180.00
Project Manager	\$170.00
Senior Professional Surveyor	\$185.00
Photogrammetrist	\$150.00
Professional Surveyor	\$140.00
Survey Intern	\$100.00
Senior Survey Technician	\$140.00
Survey Technician	\$100.00
SUE Technician	\$100.00
2 Person Field Survey Crew	\$140.00
3 Person Field Survey Crew	\$180.00
4 Person Field Survey Crew	\$210.00
5 Person Field Survey Crew	\$265.00
2 Person SUE Crew	\$150.00
3 Person SUE Crew	\$200.00
4 Person SUE Crew	\$250.00
5 Person SUE Crew	\$300.00
Chief Utility Coordinator	\$210.00
Senior Utility Coordinator	\$150.00
Utility Coordinator	\$130.00
Laser Scan Crew	\$250.00
Hydrographic/Bathymetric Crew	\$325.00

Hourly Rate	
<b>PLANNING SERVICES</b>	
Executive Planner	\$300.00
Principal Planner	\$225.00
Senior Project Manager	\$180.00
Project Manager	\$150.00
Senior Planner	\$130.00
Planner	\$100.00
Entry Level Planner	\$85.00
<b>LANDSCAPE ARCHITECTURE SERVICES</b>	
Principal Landscape Architect	\$200.00
Senior Project Manager	\$180.00
Project Manager	\$150.00
Senior Designer	\$130.00
Designer	\$100.00
Entry Level Designer	\$85.00
<b>ENVIRONMENTAL SERVICES</b>	
Executive Environmental Scientist	\$225.00
Principal Environmental Scientist	\$200.00
Senior Environmental Scientist	\$180.00
Project Manager	\$140.00
Environmental Scientist	\$120.00
Environmental Technician	\$90.00
<b>ARCHITECTURAL SERVICES</b>	
Project Manager	\$185.00
Senior Architect	\$260.00
Project Architect	\$160.00
Architect	\$145.00
Senior Architect Intern	\$130.00
Architect Intern	\$100.00
<b>OTHER PROFESSIONAL SERVICES</b>	
Expert Witness	\$350.00
GIS Technician	\$100.00
Administrative Assistant	\$75.00
<b>REIMBURSABLE EXPENSES</b>	
Copies, Black & White (each)	\$ 0.30
Copies, Color (each)	\$ 1.00
Plots, Black & White (each)	\$ 2.00
Plots, Color (each)	\$15.00
Mylars (each)	\$70.00
Foam Core Presentation Boards (each)	\$ 7.50
All Third Party Expenses	Cost Plus 15%

**Expenses:** In addition to labor, WGI, INC. bills for the following project related costs at a contractually agreed markup: printing; conference calling charges; document review, permit or recording fees paid on behalf of CLIENT; shipping; bid advertisement; specialty materials, software or equipment rental; sub-consultant fees; costs of project related employee travel including meals, lodging, airfare and miscellaneous travel costs such as tolls, parking, etc; mileage for all company-owned vehicles (trucks) will be charged at \$0.85/mile; employee owned vehicles used for transportation related to the Project will be charged at the prevailing federal mileage rate allowed by the IRS at the time the travel occurs. WGI also bills for the cost of internal reproduction and the use of specialized equipment related to subsurface utility vacuum excavation, mobile scanning (LIDAR), and hydrographic surveying.



**Northern Palm Beach County  
Improvement District**

Purchase Order  
No.

21-814

**Purchase Order**

Vendor :429

**WANTMAN GROUP**

2035 VISTA PARKWAY  
SUITE 100  
WEST PALM BEACH, FL 33411

Phone - / Fax -

**Billing and Shipping Address**

359 Hiatt Drive  
Palm Beach Gardens, FL 33418  
(561) 624-7830 Ext  
Fax (561) 624-7839

**Document Information**

Document Date 09/13/2021  
Required Date 09/23/2021  
Prepared By Milagros E. Acosta Corniel  
Workflow ID 07  
Status Board 2 Documents  
Description Unit 20 - Juno Isles Weir proposal  
2021.09.13

Change Order 0

Project No  
Invoice to Y  
follow

**Comments :** LH: - over budget by ~\$22k in engineering acct 53101, but shortfall can be offset by \$15k in r&m catch basins acct 54617 and remaining \$7k from unreserved fund balanceKER CPS of \$54,000 is an estimate based on hourly billing

Qty	Unit Type	Fund	GL Acct	Item Description	Unit Price	Total
1	EA	2001	53101	Unit 20 - Juno Isles Rehabilitation/Replacement of the existing salinity weir	170,490.00	170,490.00

**Total : \$170,490.00**

**Approval Information**

SUSAN P. SCHEFF	Board	09/14/2021 12:29 PM
ONEAL BARDIN JR.	Executive Director	09/14/2021 11:16 AM
KATHLEEN E. ROUN	Finance Director	09/14/2021 11:04 AM
LAURA L. HAM	Budget Manager	09/14/2021 10:15 AM
CLIFFORD D. BEAT	Deputy Director	09/13/2021 2:04 PM
KENNITH R. ROUN	Department Manager	09/13/2021 1:53 PM
Milagros E. Acosta	Requester	09/13/2021 1:51 PM

This Purchase Order Authorizes the purchase of the items or services in the quantities and the amounts specified above by the purchaser identified above on the presentation of proper identification at time of purchase.

The Purchase Order number must appear on billing invoices and packages and billing of the purchase must be submitted to the address shown above.

NPBCID is exempt from payment of State sales tax under Exemption 85-8012560376C-1 Exp. 5-31-23.

Annual Contracts-Work shall be completed in accordance with existing Agreement between Northern and Vendor listed herein. Payment shall be in accordance with said agreement, attached scope and budget. Payment for work shall not exceed the herein authorized fee without an approved written change to this Purchase Order.



Northern Palm Beach County Improvement District  
359 Hiatt Drive, Palm Beach Gardens, Florida 33418  
561-624-7830 · fax 561-624-7839 · www.npbcid.org

## EXECUTIVE SUMMARY

**TO:** Matthew J. Boykin  
L. Marc Cohn  
Gregory Block  
Adrian M. Salee  
Ellen T. Baker

**DATE:** September 22, 2021

**FROM:** O'Neal Bardin Jr., Executive Director

**RE:** Unit of Development No. 31 – BallenIsles Country Club  
Consider Third Amendment to Sale and Purchase Agreement  
BallenIsles Community Association (BICA)

---

### **Background**

Northern and BICA entered into the Sale and Purchase Agreement on September 28, 2020, to facilitate BICA's construction of the Guardhouse at PGA Boulevard and Northern's subsequent purchase of the aforementioned guardhouse. The First Amendment to the Sale and Purchase Agreement was approved by Northern on February 24, 2021, allowing for BICA's use of a Construction Manager at Risk contract and relocating the site for the new Guardhouse. The Second Amendment, dated June 23, 2021, approved an increase to the potential purchase price by approximately \$200,000 to \$1,900,000.

A 30" lake interconnect pipe was located during the final design and permitting for the replacement guardhouse. It was determined that this interconnect pipe resides beneath the proposed site of the new guardhouse. BICA has proposed replacing the existing interconnect pipe by constructing a culvert and control structure from the upstream lake to Northern's roadway drainage culverts on BallenIsles Drive. The existing lake interconnect culvert would then be grouted and abandoned in place.

### **Fiscal Impact**

A schedule of costs of the additional work included in this amendment has been prepared by BICA's engineer. The attached estimate totals \$289,248. This will bring the total estimated cost of demolition, rebuilding and relocation of the existing Guardhouse to \$2,189,248.

### **Recommendation**

Northern Staff recommends approval of the Third Amendment to the Sale and Purchase Agreement with BICA.

Mr. C. Danvers Beatty, P.E., Deputy Director  
Northern Palm Beach County Improvement District  
359 Hiatt Drive  
Palm Beach Gardens, Florida 33418

INFRASTRUCTURE

Subject:  
Unit 31 BallenIsles – Sale and Purchase Agreement  
Lake Interconnect Cost Explanation

Date:  
September 3, 2021

Dear Mr. Beatty:

Contact:  
Robert W. Lawson  
  
Phone:  
561-697-7002  
  
Email:  
[bob.lawson@arcadis.com](mailto:bob.lawson@arcadis.com)

This letter is being written at your request and is intended to provide an explanation of details associated with the relocation/construction costs for the replacement of a Northern-owned lake-to-lake interconnect pipe in the vicinity of a new guardhouse to be constructed on BallenIsles Boulevard south of PGA Boulevard. The existing guardhouse is owned by Northern and due, in part, to the low clearance provided in the original design, has been struck several times by large trucks leaving the development and in one instance by a passenger vehicle entering the property. This damage has rendered the existing facility unusable for the long term so the decision to replace it at a location approximately 100 feet south of the existing facility was made.

Our ref:  
WF0590GE.0310

**Florida License Numbers**

**Engineering**  
EB00007917

**Geology**  
GB564

**Landscape Architecture**  
LC26000269

**Surveying**  
LB7062

The BallenIsles Community Association (BICA) entered into a Sale and Purchase Agreement with Northern on September 20, 2020, whereby they are responsible for permitting, and constructing the replacement guardhouse after which, Northern will purchase the new facility. BICA had proceeded to design and was in the process of permitting through Northern when it was discovered that an existing lake-to-lake interconnect pipe may be located under the proposed guardhouse location. Field investigation using divers later confirmed that this was the case.

The top of the existing pipe is approximately 13 feet below the road surface and the ends of the pipe were difficult to find due to a significant amount of silt that had built up over the pipe. After finding the pipe, Northern determined that something needed to be done to the intake and discharge ends of the pipe to assure its continued function. Northern's staff and District Engineer have reviewed a design prepared by BICA's engineer that would abandon the existing pipe in place and replace it with a substitute facility. The plan calls for the existing pipe to be filled with grout and a new intake/control structure and pipe, on the west side of BallenIsles Boulevard, connecting to existing roadway drainage located outside the new guardhouse

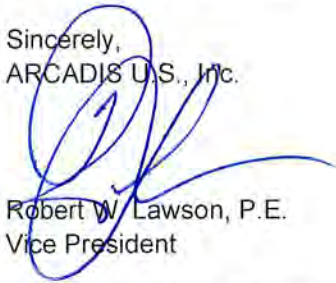
C. Danvers Beatty  
September 3, 2021

footprint, and a new discharge structure on the east side of BallenIsles Boulevard to be constructed.

At Northern's request, BICA provided signed and sealed opinions from the structural engineer and geotechnical engineer for the guardhouse project advising that a fully grouted pipe located approximately 11 feet below the building foundation would not pose a structural concern for the building.

The \$289,248 cost estimate attached to this letter was developed by BICA and was submitted to Northern via email on August 24, 2021. District staff has discussed the estimate and has requested that a representative of BICA be present at the Board meeting where a modification to the Sale and Purchase Agreement to add these funds will be considered.

Sincerely,  
ARCADIS U.S., Inc.



Robert W. Lawson, P.E.  
Vice President

cc: O'Neal Bardin, Jr., NPBCID  
Katie Roundtree, NPBCID  
Kim Leser, P.E., NPBCID  
Kenneth Edwards, Caldwell, Pacetti, Edwards Schoech & Viator, LLP

**Total Project Costs: \$289,248**

**Design, Survey, Utility Location, Permitting, & Contract Admin Costs: \$49,500**

Task 1: Topographic Survey:	\$ 8,250
Task 2: Modification of Engineering Plans:	\$ 15,500
Task 3: Permitting and Approvals:	\$ 4,500
Task 4: Meetings and Coordination:	\$ 3,500
Task 5: Subsurface Utility Engineering	\$750
Task 6: Contract Administration & Certification	\$17,000

**Construction Costs: \$180,237**

**STORM DRAINAGE:**

• Mobilization	\$2,500
• Clear and grub, haul vegetation from site	\$5,400
• Level lake bank and partially fill lake for intake structure installation	\$4,000
• Install wellpoint system, sand points	\$3,500
• Install crane pad	\$2,500
• Install 5' x 10' intake structure with shoring and crane	\$18,500
• Core of existing	\$2,500
• 38LF - Install 30" RCP	\$7,200
• Level lake beds	\$3,500
• Install wellpoint system, sand points	\$3,500
• Install 72" manhole with shoring and connect to existing 30" RCP	\$14,500
• 40LF - Install 30" RCP	\$7,800
• Install Type 'E' inlet with shoring	\$12,000
• Remove wellpoint system	\$5,000
• Remove and replace existing asphalt path	\$3,000
• 20LF - Remove and replace Type 'F' curb	\$2,500

**ABANDON EXISTING:**

• Mobilization	\$6,000
• Level lake bank	\$3,000
• Setup and install wellpoint system, sand points	\$3,000
• Excavate 12' +/- to bottom of existing 30" RCP and separate from 30" CAP, mud plug existing 30" RCP and install grout tube above grade	\$6,000
• Backfill, compact, remove shoring and wellpoints	\$4,200
• Remove existing 30" CAP from lake and reslope lake bank	\$5,000
• Plug existing 30" RCP in existing inlet and install grout tubes above grade	\$3,800
• 200LF - Pump existing 30" RCP with cellular concrete and abandon in place	\$33,800
• Remove existing 30" CAP from lake and abandon existing inlet in place	\$5,100

FINISH GRADE	
<ul style="list-style-type: none"> <li>Add for Contouring, Fill, grading per plan and restoring banks on each side.</li> </ul>	\$12,437
<b>Landscaping Costs:</b>	<b>\$22,850</b>
<ul style="list-style-type: none"> <li>Restoration to include Irrigation Repairs / Modifications, Turf installation</li> <li>Relocation of Gumbo Limbo &amp; Coconut Palm for Grouting</li> </ul>	\$18,850 \$4,000
<b>Lake Equalization Costs:</b>	<b>\$11,343</b>
<ul style="list-style-type: none"> <li>4" Drainage Pump (6 Weeks)</li> </ul>	\$11,343
<b>Construction Management Costs:</b>	<b>\$20,318</b>
<ul style="list-style-type: none"> <li>General Liability &amp; Default Insurance</li> <li>General Conditions &amp; General Requirements</li> <li>Contractor's Fee</li> </ul>	\$6,090 \$7,030 \$7,198
<b>Contingency:</b>	<b>\$5,000</b>
<ul style="list-style-type: none"> <li>Contingency</li> </ul>	\$5,000
<b>Cost Summary:</b>	
<b>Design, Survey, Utility Location, Permitting, &amp; Contract Admin Costs:</b>	<b>\$49,500</b>
<b>Construction Costs:</b>	<b>\$180,237</b>
<b>Landscaping Costs:</b>	<b>\$22,850</b>
<b>Lake Equalization Costs</b>	<b>\$11,343</b>
<b>Construction Management Costs:</b>	<b>\$20,318</b>
<b>Contingency:</b>	<b>\$5,000</b>
<b>Total Costs:</b>	<b>\$289,248</b>



**THIRD AMENDMENT  
TO  
SALE AND PURCHASE AGREEMENT  
(UNIT OF DEVELOPMENT NO. 31)**

This Third Amendment (the "Third Amendment"), shall be effective as of the \_\_\_ day of \_\_\_\_\_, 2021 and is being entered into by and between the Northern Palm Beach County Improvement District, an independent special district established pursuant to the Laws of Florida, whose mailing address is 359 Hiatt Drive Palm Beach Gardens, Florida 33418 (hereafter referred to as the "District" or "Northern"), and the BallenIsles Community Association, Inc., a Florida not-for-profit corporation, whose mailing address is 303 BallenIsles Circle, Palm Beach Gardens, Florida 33418 (hereafter referred to as the "Association") both of whom may also be collectively referred to herein as the "Parties" and individually as a "Party".

**RECITALS**

**WHEREAS**, on September 28, 2020, Northern and the Association entered into a Sale and Purchase Agreement pertaining to lands and personal property located within Northern's Unit of Development No. 31; and

**WHEREAS**, on February 24, 2021, Northern and the Association entered into a First Amendment to said Sale and Purchase Agreement; and

**WHEREAS**, on June 23, 2021, Northern and the Association entered into a Second Amendment to said Sale and Purchase Agreement; and

**WHEREAS**, the Parties wish to amend said Sale and Purchase Agreement, as previously amended, by this Third Amendment.

**NOW, THEREFORE**, for and in consideration of the sum of one (\$1.00) dollar and other good and valuable considerations the receipt and sufficiency of which is hereby accepted and acknowledged, the Parties agree as set forth herein:

1. **RECITALS**. The above recitals are true and correct to the best of the knowledge of the Parties hereto and are incorporated hereby incorporated herein by this reference.

2. **AMENDMENTS**. The amendments are as follows:

(A) The opening paragraph of Section 2 is hereby amended to be as follows:

**SECTION 2. PURCHASE PRICE; INSTALLMENT PAYMENTS.** The District agrees to pay the Association and the Association agrees to sell to the District a new fully completed and operational New Guard House Facility (with the exception of any phone equipment, electronic equipment and furnishings if any located therein and owned by the Association), for an

amount not to exceed the lesser of: (a) two million one hundred and eighty-nine thousand two hundred and forty-eight dollars (\$2,189,248.00) or (b) the combined cost of the design, permitting, installation and construction of the New Guard House Facility, (the “ Purchase Price”).

(B) Exhibit “A” is amended to be as set forth in attached Amended Exhibit “A”.

3. **REAFFIRMATION.** Except as otherwise herein amended and supplemented, the Sale and Purchase Agreement, as amended, shall continue in full force and effect.

4. **COUNTERPARTS.** This Third Amendment may be executed in one or more counterparts all of which together shall comprise one and the same instrument.

5. **EFFECTIVE DATE.** This Third Amendment shall be dated and become effective as of the date it has been signed by both of the Party’s hereto.

[The balance of this page was intentionally left blank and separate signature pages are attached.]

SIGNATURE PAGE

This Third Amendment is executed by Northern Palm Beach County Improvement District  
this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

[District Seal]

Attest: \_\_\_\_\_  
Assistant Secretary

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

SIGNATURE PAGE

This Third Amendment is executed by the BallenIsles Community Association, Inc. this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Print: Patricia Rado,  
Title: President

By: \_\_\_\_\_  
Print: Linda Greenhouse  
Title: 1st VP & Treasurer

## **AMENDED EXHIBIT “A”**

### **DESCRIPTION OF THE NEW GUARD HOUSE FACILITY**

The new gate house will require cover for one lane for vehicles entering the community and one lane of cover for vehicles exiting the community. The height of vehicle cover shall provide adequate clearance for trucks and emergency vehicles such as fire trucks.

The total overall size of the new building should be approximately 625 square feet; Approximate areas: Desk area 13.5 ft x 12.5 ft., Kitchenette area 4 ft x 4 ft with sink, cabinet microwave, Bathroom area (unisex) 8 ft x 8 ft, Hallway 4 ft x 8 ft, IT closet 9 ft x 4 ft, Back Office area 14 ft x 16 ft. Allowance should be made for two parking spaces at the rear of the building. The architectural design intent is to provide a one-story structure, with an architectural style compatible with the newly renovated BallenIsles clubhouse.

An inherent component of the New Guard House Facility shall include modification of a portion of an existing underground roadway drainage system located near the site of the New Guard House Facility in order to incorporate a lake interconnect function thereto, which will then be followed by the grouting and sealing of the existing lake interconnect pipe that will no longer be needed and thereupon abandoned.

The location of the gatehouse will be determined based on professional renderings and traffic evaluations. Locations being considered are the existing location on BallenIsles Drive and a location up to 100' south of the existing location on BallenIsles Drive.

**UNIT NO. 53 – ARDEN**

**STATUS REPORT**



Northern Palm Beach County Improvement District  
 359 Hiatt Drive, Palm Beach Gardens, Florida 33418  
 561-624-7830 · fax 561-624-7839 · www.npbcid.org

## EXECUTIVE SUMMARY

**TO:** Matthew J. Boykin  
 L. Marc Cohn  
 Gregory Block  
 Adrian M. Salee  
 Ellen T. Baker

**DATE:** September 22, 2021

**FROM:** Katie Roundtree, Finance Director

**THROUGH:** O’Neal Bardin Jr., Executive Director

**RE:** Unit of Development Nos. 2A, 16, 27B and 44  
 Consider Designation of Piper Sandler & Co.  
 Placement Agent for Multi-Unit Refunding Loan

### Background

Staff and Bond Counsel have been presented with a proposal from Piper Sandler & Co. (Piper) to refund the outstanding bonds for Unit of Development Nos. 2A, 16, 27B and 44 (Tax-Exempt). Two options were discussed, a taxable bond refunding or a bank loan. While both had substantial present value savings (8%-13%), a bank loan appears to have the greater savings.

At this time, the transaction would be an advance refunding, which is currently disallowed under IRS regulations. Therefore, the loan would have to be structured as a convertible loan or as a forward delivery loan. The convertible loan would issue taxable debt to refund the tax-exempt bonds and convert to a tax-exempt note ninety (90) days prior to the call date. The forward delivery option is similar to the Board-approved transaction in 2017 for Unit of Development No. 43, where the lender committed to refund the bonds at a future specific date when the bonds are callable and is paid a commitment fee. In this case, the commitment fee is paid in advance of the date the refunding closes.

Estimates for the present value and cash flow savings are as follows:

Unit	Series	Old Debt Defeased		New Refunding Debt Issued		Cash Flow Savings	Net PV savings %	Annual Cash Flow savings
		Principal Amount Retired	Interest Rates	Principal Amount Issued	Interest Rates			
2A	2013	\$ 3,365,000	4.00%- 5.25%	3,745,000	1.5% - 1.9%	\$ 458,381	12.22%	\$ 38,198
16	2012	\$ 4,320,000	5.125%- 5.75%	3,905,000	1.5% - 1.9%	\$ 805,538	15.09%	\$ 73,231
27B	2012	\$ 2,440,000	4.125%- 4.75%	\$ 2,295,000	1.5% - 1.9%	\$ 373,722	12.68%	\$ 33,975
44	2012A	\$ 4,360,000	3.75%- 4.50%	\$ 4,165,000	1.5% - 1.9%	\$ 644,856	12.59%	\$ 64,486
		\$ 14,485,000		\$ 14,110,000		\$2,282,497	13.26%	\$ 209,889

Piper prepared an Engagement Letter to act as a placement agent for the District in order to refund the outstanding bonds, and it has been reviewed by Northern's Bond Counsel and General Counsel. If approved by the Board, Piper will draft a Request for Proposal (RFP) that will be sent to various banks. For their work, they will be compensated a placement agent fee of \$3.50 per \$1,000 (.0035) of the gross proceeds received from the refunding of the securities. The total fee is estimated at approximately \$49,000 and is payable when the transaction closes.

Proposals from banks will be reviewed by Staff, Bond Counsel and General Counsel and a recommendation to award will come back to the Board at a future date.

### **Fiscal Impact**

Present value and cash flow savings are significant for the referenced Units. Savings will benefit the respective landowners and decrease their future debt service assessments.

### **Recommendation**

Northern Staff recommends appointing Piper Sandler & Co. as Placement Agent for a multi-unit refunding loan for Unit of Development Nos. 2A, 16, 27B and 44 (Tax-Exempt) and authorizes the issuance of an RFP to banks in order to accomplish the refunding.



## Northern Palm Beach County Improvement District

September 9, 2021

Katie Roundtree  
Finance Director  
359 Hiatt Drive  
Palm Beach Gardens, FL 33418  
[katie@npbcid.org](mailto:katie@npbcid.org)

Re: Placement Agent Engagement Letter  
**UOD No. 2A Water Control and Improvement Refunding Bonds, Series 2021**  
**UOD No. 16 Water Control and Improvement Refunding Bonds, Series 2021**  
**UOD No. 27B Water Control and Improvement Refunding Bonds, Series 2021**  
**UOD No. 44 Water Control and Improvement Refunding Bonds, Series 2021**  
**(the "Securities")**

### Dear Katie:

This letter confirms the Agreement (the "Agreement") between Piper Sandler & Co. ("Piper Sandler" or "we" or "us") and Northern Palm Beach County Improvement District (the "District", the "Issuer" or "you") as follows:

1. **Engagement.** The Issuer engages Piper Sandler to act as its exclusive representative to assist you on a best efforts basis in placing the proposed private refunding transaction or transactions, as the case may be, (individually or combinations referred to herein as the "Transaction") of the above-referenced Securities. You acknowledge and agree that Piper Sandler's engagement hereunder is not an agreement by Piper Sandler or any of its affiliates to underwrite, place or purchase the Securities or otherwise provide any financing to you. We may decline to participate in the Transaction if we reasonably determine that the Transaction has become impractical or undesirable. We accept this engagement upon the terms and conditions set forth in this Agreement.

As currently contemplated, the Transaction will entail placement of the Securities with gross proceeds of approximately \$14,200,000. You may in your discretion postpone, modify, abandon or terminate the Transaction prior to closing. Sale and delivery of the Securities by the Issuer and purchase thereof by the purchaser(s) will occur on the day of closing ("Closing Date").

During the term of our engagement, we will, as directed by you and as appropriate to the Transaction, provide the following services:

- (a) consult with you in planning and implementing the Transaction;
- (b) assist you in reviewing any transaction materials (the "Transaction Materials") we mutually agree are beneficial or necessary to the consummation of the Transaction;
- (c) assist you in preparing for due diligence conducted by potential purchaser(s);
- (d) identify potential purchaser(s) and use our reasonable commercial efforts to assist in arranging sales of the Securities to purchaser(s);
- (e) consult with you in structuring the sale and delivery of the Transaction; and
- (f) assist you in negotiating definitive closing documentation.

2. ***Fees and Expenses.***

- (a) For our services, you agree to pay us a placement agent fee of \$3.50 per \$1,000 (.0035) of the gross proceeds received from the refunding of those Securities that are refunded and the fee is not payable if the Transaction does not close.
- (b) You agree to pay or reimburse the reasonable expenses necessary to close the Transaction including payment of Bond Counsel, the District's General Counsel, and other reasonable expenses necessarily incurred in order to effectuate the Transaction.

3. ***Representations, Warranties and Agreements of the Issuer.***

You represent and warrant to, and agree with us, that:

- (a) the Securities will be sold by you in compliance with the requirements for exemptions from registration or qualification of, and otherwise in accordance with, all federal and State of Florida securities laws and regulations;
- (b) all financial projections that have or will be made available to Piper Sandler by you or any of your representatives in connection with the Transaction (the "Projections") have been and will be prepared in good faith and will be based upon assumptions believed by you to be reasonable (it being understood that projections by their nature are inherently uncertain and no assurances are being given that the results reflected in the Projections will be achieved);
- (c) you will make available to us and each purchaser such documents and other information which we and each purchaser reasonably deem (the "Transaction Materials") appropriate and will provide access to your officers, directors, employees, accountants, counsel and other authorized representatives and will provide each purchaser and us opportunities to ask questions and receive answers from these persons; it being understood that we and each purchaser will rely solely upon such information supplied by you and your authorized representatives out assuming any responsibility for independent investigation or verification thereof;
- (d) you agree to be responsible for the accuracy and completeness of any Transaction Materials prepared by you or under your supervision to the extent of federal securities laws applicable to the Transaction. Once you become aware of any material adverse changes or development that may lead to any material adverse change, in your business, properties, operations, financial condition or prospects and concerning any statement contained in any Transaction Material, or in any other information provided to us, which is not accurate or which is incomplete or misleading in any material respect, you agree to promptly notify Piper Sandler of such event;
- (e) On the Closing Date, you will deliver or cause to be delivered to the Placement Agent:

(1.) The opinion of Bond Counsel to the Issuer, dated the Closing Date relating to:

- (i) the validity of the Securities;
- (ii) exemption from registration and qualification under federal and State of Florida securities law; and
- (iii) the tax-exempt status of the Securities, together with a reliance letter from such counsel, dated the Closing Date and addressed to us and in a form acceptable to us.

4. **Other Matters Relating to Our Engagement.** You acknowledge that you have retained us solely to provide the services to you as set forth in this Agreement. As placement agent, Piper Sandler may provide advice concerning the structure, timing, terms, and other similar matters concerning the Transaction. You acknowledge and agree that: (i) the primary role of Piper Sandler as a placement agent, is to place securities to investors in an arms-length commercial transaction and that Piper Sandler has financial and other interests that differ from your interests, (ii) Piper Sandler is not acting as a municipal advisor, financial advisor or fiduciary to you or any other person or entity and has not assumed any advisory or fiduciary responsibility to you with respect to the transaction contemplated herein and the discussions, undertakings and proceedings leading thereto (irrespective of whether Piper Sandler has provided other services or is currently providing other services to you on other matters), (iii) the only obligations Piper Sandler has to you with respect to the Transaction contemplated hereby are as expressly set forth in this Agreement and (iv) you have consulted your own legal, accounting, tax, financial and other advisors, as applicable, to the extent deemed appropriate in connection with the transaction contemplated herein.
5. **Disclosure.** Attached to this letter are regulatory disclosures required by the Securities and Exchange Commission and the Municipal Securities Rulemaking Board to be made by us at this time because of this engagement. We may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the Securities. If our understanding is incorrect, please notify the undersigned immediately.
6. **Termination.** You or we may terminate our engagement under this Agreement, with or without cause, upon ten days' written notice to the other party. Any earned fee and expense reimbursement, plus your and our representations, warranties and provisions in this Agreement will survive any termination of our engagement under this Agreement. Further, unless the parties otherwise agree in writing: (i) this Agreement will terminate on September 1, 2022 as to any Securities that have not been issued or set for closing by that date and (ii) upon the issuance of any of the Securities pursuant to the terms hereof, this Agreement will terminate as to any of the Securities that have not been issued (for example, if Securities to refund only Unit of Development No 2A are issued or set for closing, then this Agreement will terminate as to the other Units of Development which are the subject of this Agreement).
7. **Amendment.** This Agreement may be amended only by a written instrument executed by each of the Parties. The terms of this Agreement may be waived only by a written instrument executed by the party waiving compliance.
8. **Entire Agreement.** This Agreement embodies the entire Agreement and understanding between you and us and supersedes all prior Agreements and understandings relating to the subject matter of this Agreement.
9. **No Assignment.** This Agreement has been made by the Issuer and Piper Sandler, and no other person shall acquire or have any right under or by virtue of this Agreement.
10. **Governing Law.** This Agreement will be governed by the laws of the State of Florida.
11. **Effectiveness.** This Agreement shall become effective upon its execution by duly authorized officials of all parties hereto and shall be valid and enforceable from and after the time of such execution.
12. **Severability.** In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof. You and us will endeavor in good faith negotiations to replace the

invalid or unenforceable provisions with valid provisions the economic effect of which comes as close as possible to that of the invalid or unenforceable provisions.

**13. Counterparts.** This Agreement may be executed in several counterparts (including counterparts exchanged by email in PDF format), each of which shall be an original and all of which shall constitute but one and the same instrument.

**14. Notices.** Any notice required or permitted to be given under this Agreement shall be given in writing and shall be effective from the date sent by registered or certified mail, by hand, facsimile, electronically or overnight courier to the addresses set forth on the first page of this Agreement with a copy sent to the General Counsel of such Party.

Please confirm that the foregoing correctly and completely sets forth our understanding by signing and returning to us the enclosed duplicate of this engagement Agreement.

Sincerely,



---

Nate Eckloff  
Managing Director, Public Finance Investment Banking  
Piper Sandler & Co.  
1200 17<sup>th</sup> Street, Suite 1250  
Denver, CO 80202  
303 405-0844  
[nate.eckloff@psc.com](mailto:nate.eckloff@psc.com)

Acknowledgement and Approval of Engagement  
and Receipt of Appendix A Disclosures

---

**Northern Palm Beach County Improvement District**  
**Katie Roundtree, Finance Director**

Date: \_\_\_\_\_

## Appendix A – G-17 Disclosure

Thank you for engaging Piper Sandler & Co. to serve as your placement agent. We are writing to provide you with certain disclosures relating to the captioned bond issue (Bonds), as required by Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in MSRB Notice 2019-20 (Nov. 8, 2019).<sup>1</sup>

Piper Sandler intends to serve as a placement agent respecting the Bonds and not as a financial advisor or municipal advisor to you. As part of our services as a placement agent, we may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds.

### **Standard Disclosures**

- Disclosures Concerning the Placement Agent Role:
  - MSRB Rule G-17 requires us to deal fairly at all times with both municipal issuers and investors.
  - Our primary role in this transaction is to facilitate the sale and purchase of municipal securities between you and one or more investors for which we will receive compensation.
  - Unlike a municipal advisor, a placement agent does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
  - The placement agents have a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
  - In the event an official statement is prepared, the placement agent will review the official statement for the Bonds in accordance with, and a part of, their respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.<sup>2</sup>
  
- Disclosures Concerning the Placement Agent's Compensation:
  - The placement agent will be compensated by a fee that was negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the placement agent fee will be contingent on the closing of the transaction and the amount of the fee may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the placement agent may have an incentive to recommend to the Issuer a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate.

Please note that nothing in this letter should be viewed as a commitment by the placement agent to purchase or sell all the Bonds and any such commitment will only exist upon the execution of any bond purchase Agreement or similar Agreement and then only in accordance with the terms and conditions thereof.

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<sup>1</sup> Revised Interpretive Notice Concerning the Application of MSRB Rule G-17 to Underwriters of Municipal Securities (effective Mar. 31, 2021).

<sup>2</sup> Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriters is solely for purposes of satisfying the underwriters' obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.

You have been identified by the Issuer as a primary contact for the Issuer's receipt of these disclosures, and that you are not a party to any disclosed conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately. We are required to seek your acknowledgement that you have received this letter. Accordingly, please send me an email to that effect, or sign and return the enclosed copy of this letter to me at the address set forth above. Otherwise, an email read receipt from you or automatic response confirming that our email was opened by you will serve as an acknowledgment that you received these disclosures.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or potential material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

## Appendix B – Fixed Rate Bonds

The following is a general description of the financial characteristics and security structures of fixed rate municipal bonds (“Fixed Rate Bonds”), as well as a general description of certain financial risks that are known to us and reasonably foreseeable at this time and that you should consider before deciding whether to issue Fixed Rate Bonds. If you have any questions or concerns about these disclosures, please make those questions or concerns known immediately to us. In addition, you should consult with your financial and/or municipal, legal, accounting, tax, and other advisors, as applicable, to the extent you deem appropriate.

### **Financial Characteristics**

*Maturity and Interest.* Fixed Rate Bonds are interest-bearing debt securities issued by state and local governments, political subdivisions and agencies and authorities, whether for their benefit or as a conduit issuer for a nongovernmental entity. Maturity dates for Fixed Rate Bonds are fixed at the time of issuance and may include serial maturities (specified principal amounts are payable on the same date in each year until final maturity) or one or more term maturities (specified principal amounts are payable on each term maturity date) or a combination of serial and term maturities. The final maturity date typically will range between 10 and 30 years from the date of issuance. Interest on the Fixed Rate Bonds typically is paid semiannually at a stated fixed rate or rates for each maturity date.

*Redemption.* Fixed Rate Bonds may be subject to optional redemption, which allows you, at your option, to redeem some or all the bonds on a date prior to scheduled maturity, such as in connection with the issuance of refunding bonds to take advantage of lower interest rates. Fixed Rate Bonds will be subject to optional redemption only after the passage of a specified period, often approximately ten years from the date of issuance, and upon payment of the redemption price set forth in the bonds, which may include a redemption premium. You will be required to send out a notice of optional redemption to the holders of the bonds, usually not less than 30 days prior to the redemption date. Fixed Rate Bonds with term maturity dates also may be subject to mandatory sinking fund redemption, which requires you to redeem specified principal amounts of the bonds annually in advance of the term maturity date. The mandatory sinking fund redemption price is 100% of the principal amount of the bonds to be redeemed.

### **Security**

The payment of principal of and interest on the bonds is secured by special assessment revenues. “Assessment bonds” are debt securities which are payable solely from proceeds of special assessments levied upon property specially benefitted from the improvements being funded by the financing. Assessment bonds are not secured by a pledge of the full faith and credit of the issuer - you are only obligated to pay principal and interest on assessment bonds from the revenue source(s) specifically pledged to the bonds. In Florida, assessment bonds can be collected on the tax roll but are not considered to be ad valorem property taxes under state law. If assessment revenue becomes inadequate, a default in payment of principal or interest may occur.

### **Financial Risk Considerations**

Certain risks may arise in connection with your issuance of Fixed Rate Bonds, including some or all the following:

*Issuer Default Risk.* You may be in default if the funds pledged to secure your bonds are not enough to pay debt service on the bonds when due. The consequences of a default may be serious for you and, depending on applicable state law and the terms of the authorizing documents, the holders of the bonds, the trustee and any credit support provider may be able to

exercise a range of available remedies. Budgetary adjustments may be necessary to enable you to provide sufficient funds to pay debt service on the bonds.

A default may negatively impact your credit ratings and may effectively limit your ability to publicly offer bonds or other securities at market interest rate levels. Further, if you are unable to provide sufficient funds to remedy the default, subject to applicable state law and the terms of the authorizing documents, it may be necessary for you to consider available alternatives under state law, including (for some issuers) state-mandated receivership or bankruptcy. A default also may occur if you are unable to comply with covenants or other provisions agreed to in connection with the issuance of the bonds.

*Redemption Risk.* Your ability to redeem the bonds prior to maturity may be limited, depending on the terms of any optional redemption provisions. If interest rates decline, you may be unable to take advantage of the lower interest rates to reduce debt service.

*Refinancing Risk.* If your financing plan contemplates refinancing some or all the bonds at maturity (for example, if you have term maturities or if you choose a shorter final maturity than might otherwise be permitted under the applicable federal tax rules), market conditions or changes in law may limit or prevent you from refinancing those bonds when required.

*Reinvestment Risk.* You may have proceeds from the issuance of the bonds available to invest prior to the time that you are able to spend those proceeds for the authorized purpose. Depending on market conditions, you may not be able to invest those proceeds at or near the rate of interest that you are paying on the bonds, which is referred to as “negative arbitrage”.

*Tax Compliance Risk.* The issuance of tax-exempt bonds is subject to several requirements under the United States Internal Revenue Code, as enforced by the Internal Revenue Service (IRS). You must take certain steps and make certain representations prior to the issuance of tax-exempt bonds. You also must covenant to take certain additional actions after issuance of tax-exempt bonds. A breach of your representations or your failure to comply with certain tax-related covenants may cause the interest on bonds to become taxable retroactively to the date of issuance of the bonds, which may result in an increase in the interest rate that you pay on the bonds or the mandatory redemption of the bonds. The IRS also may audit you or your bonds, in some cases on a random basis and in other cases targeted to specific types of bond issues or tax concerns. If tax-exempt bonds are declared taxable, or if you are subject to audit, the market price of your bonds may be adversely affected. Further, your ability to issue other tax-exempt bonds also may be limited.

This description of risks is not intended as legal advice and you should consult with your bond counsel regarding the implications of issuing the bonds.





Northern Palm Beach County Improvement District  
359 Hiatt Drive, Palm Beach Gardens, Florida 33418  
561-624-7830 · fax 561-624-7839 · www.npbcid.org

## MEMORANDUM

**TO:** Matthew J. Boykin  
L. Marc Cohn  
Gregory Block  
Adrian M. Salee  
Ellen T. Baker

**DATE:** September 22, 2021

**THROUGH:** O'Neal Bardin, Jr., Executive Director

**FROM:** Susan P. Scheff, District Clerk

**RE:** Public and Community Relations Board Report

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### Community Relations

1. Northern Staff attended the following meetings on behalf of the District:

Association of Records Managers and Administrators (ARMA)  
Leadership Palm Beach County (LPBC)  
National Pollutant Discharge Elimination System (NPDES)  
Palm Beach North Chamber of Commerce

2. Northern Staff met with representatives of the following Units to discuss projects and provide information:

Unit No. 3A	Woodbine
Unit No. 4	West of Villages of Palm Beach Lakes
Unit No. 5A	Vista Center of Palm Beach
Unit No. 9A/9B	Abacoa I & II
Unit No. 11	PGA National
Unit No. 20	Juno Isles
Unit No. 23	The Shores
Unit No. 53	Arden

3. Katie Roundtree attended various LPBC Meetings held virtually throughout the month. She also served as Chair for the LPBC Engage Civics and Government Day held on September 9.

## **Training**

1. Michelle Hahn participated in a webinar regarding E-Discovery, sponsored by the Treasure Coast Chapter of ARMA on August 26.

## **Media**

Northern continues to submit a monthly article (attached) to the following newsletters through Seabreeze Publications\*:

1. Unit No. 9A/9B Abacoa newsletter;
2. Unit No. 11 PGA National CAN newsletter; and
3. Unit No. 23 The Shores of Jupiter newsletter.

\*The publisher also chose to run the Northern Notes article in several additional local publications.

## NORTHERN NOTES

by Katie Roundtree, Finance Director  
Northern Palm Beach County Improvement District

### **Be prepared for all types of natural disasters**



#### **Get the Facts: Know Your Risk**

Hurricane season started June 1<sup>st</sup> in our area, and for many, that is when residents begin to prepare for weather related emergencies. But all types of natural disasters can affect us at any time of year. Knowing what to do before, during and after an emergency is a critical part of being prepared and may make all the difference when seconds count. See below for information about potential emergencies that can happen throughout the year and how to prepare for and respond to them.

#### **Hurricanes**

Hurricanes can cause loss of life and catastrophic damage to property on coastlines and several hundred miles inland. A hurricane is a tropical cyclone or severe tropical storm with sustained winds reaching speeds of 74 mph or higher. These storms form in the southern Atlantic Ocean, Caribbean Sea, Gulf of Mexico, and the eastern Pacific Ocean. Hurricanes develop in four stages: tropical disturbance, tropical depression, tropical storm and finally, hurricane. Hurricanes are classified into five categories based on sustained wind speed. The Atlantic hurricane season runs generally from June 1 to November 30, with the peak season from mid-August to late October. To prepare for these powerful storms, learn whether your property is flood-prone, prepare an emergency kit, secure your property against high winds and water damage, and know evacuation routes.

Trim trees and shrubs now since garbage collection may stop once tropical storm force winds effect the area. After the storm, make sure to separate yard trash from household garbage and recycling. Be patient- the first priority for garbage collection is to restore normal collection of household garbage and food waste. Depending on the severity of the storm, it could take three to six weeks for the first collection of storm debris.

## Thunderstorms & Lightning



Tree struck by Lightning in PGA National

Lightning is a leading cause of injury and death from weather-related hazards. Although most lightning victims survive, people struck by lightning often report a variety of long-term, debilitating symptoms. Thunderstorms are dangerous storms that include lightning and can include powerful winds over 50 MPH, hail, flash flooding and tornadoes.

When thunder roars, go indoors! Pay attention to weather reports and warnings of thunderstorms. Be ready to change plans, if necessary, to be near shelter. A sturdy building is the safest place to be during a thunderstorm. If necessary, take shelter in a car with a metal top and sides. Do not touch anything metal. If boating or swimming, get to land and find a sturdy, grounded shelter or vehicle immediately. Cut down or trim trees that may be in danger of falling on your home. Consider buying surge protectors, lightning rods or a lightning protection system to protect your home, appliances, and electronic devices.

### **Tornadoes**

About 1,200 tornadoes hit the United States every year, and every state is at risk. Tornadoes can strike in any season, but most often occur in the spring and summer months. Tornadoes are nature's most violent storms, spawned from powerful thunderstorms. Tornadoes appear as a rotating, funnel-shaped cloud extending between a thunderstorm and the ground. Some tornadoes are clearly visible, while others may be hidden from view by rain or nearby low-hanging clouds. Winds in most of these storms blow at 100 mph or less, but in the most violent occurrences, wind speeds can reach 300 mph. Tornadoes can cause fatalities and devastate a community in seconds. Damage paths from these weather events can exceed one mile wide and 50 miles long. Everyone is at some risk of this hazard. That's why it's important to establish a protective location, secure financial, insurance, medical documents and update contact information to prepare for tornadoes.

### **Floods**

Flooding is the most common natural disaster in the United States and can occur in any U.S. state or territory. Flooding can happen during any season, but some areas of the country are at greater risk at certain times of the year. Coastal areas are at greater risk for flooding during hurricane season (i.e., June to November), while the Midwest is more at risk in the spring and during heavy

summer rains. Ice jams occur in the spring in the Northeast and Northwest. Even the deserts of the Southwest are at risk during the late summer monsoon season. It is particularly important to be prepared for flooding if you live in a low-lying area near a body of water, such as a lake, marsh or canal; along a coast; or downstream from a dam or levee. The physical destruction caused by flooding depends on the speed and level of the water, the duration of the flood, terrain and soil conditions, and the built environment (e.g., buildings, roads, and bridges). Everyone should be aware of flood hazards. If you are in a flood-prone area, be prepared to evacuate flooded areas on short notice, elevate electrical panels and utilities, clear debris from gutters and downspouts, and consider purchasing flood insurance.

Avoid flooded roadways. Turn Around. Don't Drown! Just six inches of fast-moving water can knock you down, and one foot of moving water can sweep your vehicle away.

### **Wildfires**

Wildfires can occur at any time throughout the year and anywhere in the country. These events are usually triggered by lightning or accidents and often begin unnoticed. The destruction caused by wildfires depends on the size of the fire, the landscape, the amount of fuel in the path of the fire, and the direction and intensity of the wind. Fires spread quickly igniting brush, trees and homes. Each year many homes are destroyed by a major wildfire. Homes that survive almost always do so because the homeowners were prepared. Before a wildfire strikes your area, prepare an emergency kit; reduce sources of fuel near your property, use irrigation, allow for open space, plant fire-resistant landscaping, and plan evacuation routes from home and work.

### **Additional Resources**

Prepare now by signing up for your community's warning system. Information on AlertPBC, Palm Beach County's Emergency Notification System, can be found on the Palm Beach County Public Safety Division of Emergency Management webpage:

<http://discover.pbcgov.org/publicsafety/dem/Pages/default.aspx>.

For more information on protecting yourself from natural disasters and protecting your property and belongings, please visit [www.Ready.gov](http://www.Ready.gov).

**NPDES TIP:** Before a storm, make sure all of your grass clippings and tree trimmings have been properly stored - do not leave them outside to become potential projectiles, and clog the storm drains and canals.



*NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT*

September 9, 2021

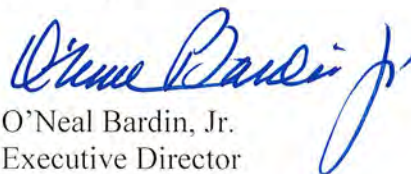
Matthew J. Boykin, President  
Board of Supervisors  
Northern Palm Beach County Improvement District  
359 Hiatt Drive  
Palm Beach Gardens, FL 33418

Dear Matt:

Pursuant to my Employment Agreement, I am providing this 60-day notice of my retirement, effective November 12, 2021.

I have enjoyed my employment at Northern for many years. All of the successes we have experienced have been the result of teamwork by all the people I have worked with. I have appreciated the effective leadership you and the Board of Supervisors have provided the organization. I wish you, the Board of Supervisors and the Staff many successes going forward. Thank you.

Sincerely,



O'Neal Bardin, Jr.  
Executive Director

ONB/sps  
c: Gregory Block, Secretary  
Susan Scheff, Assistant Secretary  
Dan Beatty, Deputy Director



Public Funding • Governmental Advocacy • Economic Development

September 1, 2021

Mr. Ken Roundtree  
Director of Operations  
Northern Palm Beach County Improvement District  
359 Hiatt Drive  
Palm Beach Gardens, FL 33418

RE: 2021 Resilient Florida Grant Applications

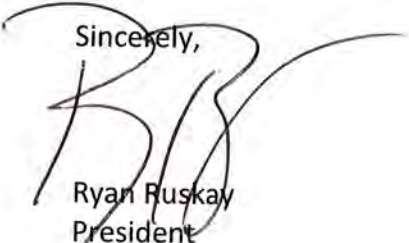
Dear Mr. Roundtree:

RMPK Funding is pleased to provide you with copies of the 2021 Resilient Florida Grant Applications that were submitted to the Florida Division of Environmental Protection on September 1, 2021.

As always, we will continue to monitor and address any situation that may occur until funding is obtained. Should you receive any calls or documentation in relation to this grant, please forward it to our office.

If you have questions, please contact our office at (561) 745-2401 or email me at [rruskay@rmpkfunding.com](mailto:rruskay@rmpkfunding.com).

Sincerely,



Ryan Ruskay  
President

601 Heritage Dr. #402  
Jupiter, FL 33458  
(561)745-2401 [www.rmpkfunding.com](http://www.rmpkfunding.com)

From: Bob & Mary Haughey [<mailto:bob.haughey@yahoo.com>]  
Sent: Saturday, September 4, 2021 8:51 AM  
To: O'Neal Bardin Jr. <[OnealB@npbcid.org](mailto:OnealB@npbcid.org)>  
Subject: Fish kill

On Friday, September 3, 2021 we had a fish kill in the pond on the 3rd hole of the Fazio in PGA National. We called at 11am to report the issue, and by 11:30am a crew came out. By 12:30pm the fish were cleaned up! Impressive! Thank you so much! Hats off to Luke and his crew! A job well done!

Bob & Mary Haughey  
4 Balfour Court

Sent from my iPhone



**Northern Palm Beach County Improvement District**  
**Investment Summary**  
**August 31, 2021**

Description	Bank Balance			% of Investments	Interest Rates		
	Current Month	Prior Month	Prior Year		Current Month	Prior Month	This Month Last Year
Pooled Cash Accounts:							
Wells Fargo (2)	\$ 8,342,221	\$ 13,609,333	\$ 19,631,081	13.0%	0.00%	0.00%	0.00%
Alt Ckg (TD Bank)	\$ 4,984,703	\$ 4,984,068	\$ 11,969,183	7.8%	0.15%	0.15%	0.25%
FL FIT CP Pool Investments	\$ -	\$ -	\$ -	0.0%	0.00%	0.00%	0.00%
FL FIT PDP Investments	\$ -	\$ -	\$ -	0.0%	0.00%	0.00%	0.00%
Dreyfus Govt Cash Mgmt (DR289)	\$ 4,000,675	\$ 4,000,573	\$ 1,565,014	6.2%	0.03%	0.03%	0.05%
Dreyfus Pfd MM (DR194)	\$ 9,002,591	\$ 9,002,187	\$ 1,077,158	14.0%	0.04%	0.05%	0.13%
Dreyfus Trsy Agy (DR521)	\$ 4,000,374	\$ 4,000,573	\$ 1,034,967	6.2%	0.01%	0.01%	0.04%
JP Morgan USTrsy (J3918)	\$ 8,000,543	\$ 8,000,502	\$ 3,576,871	12.4%	0.01%	0.01%	0.05%
Total Pooled Cash	\$ 38,331,106	\$ 43,597,236	\$ 38,854,275				
Bond Trust Accounts (held with Bank Of New York Mellon):							
Debt Service Funds	\$ 210,850	\$ 10,947,888	\$ 340,164	0.3%	0.00%	0.00%	0.00%
Reserve Funds	\$ 11,956,608	\$ 11,956,536	\$ 11,324,645	18.6%	0.00% - 0.25%	0.00% - 0.25%	0.00% - 1.92%
Project Funds	\$ 13,816,046	\$ 14,162,506	\$ 6,840,110	21.5%	0.00%	0.00%	0.00%
Total Trust Monies	\$ 25,983,503	\$ 37,066,930	\$ 18,504,919				
GRAND TOTAL	\$ 64,314,610	\$ 80,664,166	\$ 57,359,194				

Notes:

- (1) The District's general operations banking is with Wells Fargo. A 35bps earnings credit rate is received to offset bank service fees.  
(2) Compliance with investment policy is summarized below:  
- All bond trust accounts are in compliance with permitted investments pursuant to the bond resolutions:  
- Pooled cash accounts are subject to the following requirements regarding portfolio composition:

Portfolio Composition	LIMITS PER INVESTMENT POLICY		
	Max Maturity	Max Total %	Max % per Issuer
Interest-bearing checking or savings accounts	N/A	75%	100%
Interest-bearing time deposits	2 Years	25%	5%
SEC registered money market funds	N/A	100%	40%
Direct obligation of the US Treasury	3 Years	100%	100%
Federal agencies and GSE's	3 Years	100%	40%
Commercial paper rated A1/P1 or higher	270 days	50%	10%
Open-end or closed-end mgmt type investments/ trusts	N/A	50%	50%
Local Government Surplus Funds Trust Fund / Intergovernmental Investment Pool	N/A	25%	N/A
Repurchase Agreements	30 days	50%	25%

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 1  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
<b>Revenues:</b>			
Non-ad valorem assessments	113,563	112,604	959
Intergovernmental revenues	0	0	0
Investment income	558	0	558
Miscellaneous	800	0	800
Total Revenues:	<u>114,921</u>	<u>112,604</u>	<u>2,317</u>
<b>Expenditures:</b>			
Physical Environment			
ENGINEERING FEES	5,100	4,000	(1,100)
ENGINEERING-PERMITS	161	0	(161)
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	687	821	134
CHEMICAL WEED CONTROL	11,674	14,008	2,334
MOWING SERVICES	21,691	28,140	6,449
TRASH DISPOSAL	0	1,000	1,000
LANDSCAPE MAINTENANCE	437	567	130
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-CANAL/LAKE	45,000	50,000	5,000
REPAIR & MAINT - GENERAL	350	2,500	2,150
REPAIR & MAINT-TELEMETRY	81	1,000	919
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE	3,900	5,500	1,600
Other	501	470	(31)
Total Physical Environment	<u>89,583</u>	<u>108,506</u>	<u>18,923</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
Other	2,050	2,706	656
Total Capital outlay	<u>2,050</u>	<u>2,706</u>	<u>656</u>
Total Expenditures:	<u>91,632</u>	<u>111,212</u>	<u>19,580</u>
Excess (deficiency) of revenues over expenditures	<u>23,288</u>	<u>1,392</u>	<u>21,896</u>
<b>Other financing sources (uses):</b>			
Transfers out	(49,144)	(56,509)	7,365
Total Other financing sources (uses):	<u>(49,144)</u>	<u>(56,509)</u>	<u>7,365</u>
Net change in fund balance	(25,856)	(55,117)	29,261
Fund balances, beginning of year	<u>238,514</u>	<u>0</u>	<u>238,514</u>
Total Fund balances, beginning of year	<u>238,514</u>	<u>0</u>	<u>238,514</u>
Fund balance, end of period	<u>212,658</u>	<u>(55,117)</u>	<u>267,775</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 2  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	274,200	273,662	538
Intergovernmental revenues	10,147	0	10,147
Investment income	527	0	527
Miscellaneous	2,854	0	2,854
<b>Total Revenues:</b>	<b>287,727</b>	<b>273,662</b>	<b>14,065</b>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	3,159	500	(2,659)
ENGINEERING-PERMITS	536	0	(536)
ENVIRONMENTAL LIASON	0	0	0
LEGAL SERVICES	11,385	500	(10,885)
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	1,538	1,838	300
CHEMICAL WEED CONTROL	14,411	17,293	2,882
MOWING SERVICES	8,575	11,124	2,549
TRASH DISPOSAL	0	250	250
LANDSCAPE MAINTENANCE	0	0	0
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	13,648	30,401	16,753
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	9,250	8,000	(1,250)
REPAIR & MAINT - GENERAL	905	4,500	3,595
REPAIR & MAINT-TELEMETRY	167	1,500	1,333
REPAIR & MAINT-CULVERTS	42,280	1,000	(41,280)
REPAIR & MAINT - GATE	0	800	800
R&M- Aerator refurbishments	5,095	6,250	1,155
Other	17,929	16,641	(1,288)
<b>Total Physical Environment</b>	<b>128,878</b>	<b>100,597</b>	<b>(28,281)</b>
<b>Capital outlay</b>			
IMPRVMNTS OTHER THAN BLDG	18,900	22,000	3,100
MACHINERY & EQUIPMENT	0	0	0
Other	7,590	11,414	3,824
<b>Total Capital outlay</b>	<b>26,490</b>	<b>33,414</b>	<b>6,924</b>
<b>Total Expenditures:</b>	<b>155,368</b>	<b>134,011</b>	<b>(21,357)</b>
<b>Excess (deficiency) of revenues over expenditures</b>	<b>132,360</b>	<b>139,651</b>	<b>(7,291)</b>
<b>Other financing sources (uses):</b>			
Transfers out	(149,167)	(179,960)	30,793
<b>Total Other financing sources (uses):</b>	<b>(149,167)</b>	<b>(179,960)</b>	<b>30,793</b>
<b>Net change in fund balance</b>	<b>(16,807)</b>	<b>(40,309)</b>	<b>23,502</b>
<b>Fund balances, beginning of year</b>	<b>383,971</b>	<b>0</b>	<b>383,971</b>
<b>Total Fund balances, beginning of year</b>	<b>383,971</b>	<b>0</b>	<b>383,971</b>
<b>Fund balance, end of period</b>	<b>367,164</b>	<b>(40,309)</b>	<b>407,473</b>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 2A  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
<b>Revenues:</b>			
Non-ad valorem assessments	109,914	109,762	152
Intergovernmental revenues	0	0	0
Investment income	330	0	330
Miscellaneous	0	0	0
<b>Total Revenues:</b>	<u>110,244</u>	<u>109,762</u>	<u>482</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	473	500	28
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	1,705	500	(1,205)
WATER QUALITY	0	0	0
FINANCIAL CONS./ADVISOR	100	215	115
AUDITORS SERVICES	903	1,079	176
TRASH DISPOSAL	0	250	250
LANDSCAPE MAINTENANCE	1,845	2,394	549
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	2,900	15,000	12,100
REPAIR & MAINT - GENERAL	14,463	12,150	(2,313)
REPAIR & MAINT-TELEMETRY	715	9,000	8,285
REPAIR & MAINT-ROADS	0	0	0
REPAIR & MAINT-CULVERTS	1,500	0	(1,500)
REPAIR & MAINT - GATE	0	1,200	1,200
Other	3,011	2,653	(358)
<b>Total Physical Environment</b>	<u>27,616</u>	<u>44,941</u>	<u>17,325</u>
<b>Capital outlay</b>			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
<b>Total Capital outlay</b>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Total Expenditures:</b>	<u>27,616</u>	<u>44,941</u>	<u>17,325</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>82,628</u>	<u>64,821</u>	<u>17,807</u>
<b>Other financing sources (uses):</b>			
Transfers out	(59,494)	(70,681)	11,187
<b>Total Other financing sources (uses):</b>	<u>(59,494)</u>	<u>(70,681)</u>	<u>11,187</u>
<b>Net change in fund balance</b>	23,135	(5,860)	28,995
<b>Fund balances, beginning of year</b>	279,199	0	279,199
<b>Total Fund balances, beginning of year</b>	<u>279,199</u>	<u>0</u>	<u>279,199</u>
<b>Fund balance, end of period</b>	<u>302,333</u>	<u>(5,860)</u>	<u>308,193</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 2C  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	197,789	197,856	(67)
Intergovernmental revenues	53,750	0	53,750
Investment income	319	0	319
Miscellaneous	12,533	0	12,533
<b>Total Revenues:</b>	<b>264,390</b>	<b>197,856</b>	<b>66,534</b>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	4,645	5,000	355
ENGINEERING-PERMITS	2,393	0	(2,393)
LEGAL SERVICES	908	0	(908)
FINANCIAL CONS./ADVISOR	200	430	230
AUDITORS SERVICES	990	1,183	193
CHEMICAL WEED CONTROL	1,243	1,491	248
TRASH DISPOSAL	0	1,000	1,000
PRESERVE/EXOTIC MAINT	56,768	85,000	28,232
REPAIR & MAINT-AERATORS	0	12,500	12,500
REPAIR & MAINT - GENERAL	0	10,000	10,000
REPAIR & MAINT-TELEMETRY	13	0	(13)
REPAIR & MAINT-ROADS	7,642	10,000	2,358
REPAIR & MAINT-CULVERTS	0	0	0
R&M- Aerator refurbishments	0	0	0
Other	4,827	3,515	(1,312)
<b>Total Physical Environment</b>	<b>79,628</b>	<b>130,119</b>	<b>50,491</b>
<b>Capital outlay</b>			
MACHINERY & EQUIPMENT	0	0	0
<b>Total Capital outlay</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Expenditures:</b>	<b>79,628</b>	<b>130,119</b>	<b>50,491</b>
<b>Excess (deficiency) of revenues over expenditures</b>	<b>184,762</b>	<b>67,737</b>	<b>117,025</b>
<b>Other financing sources (uses):</b>			
Transfers out	(54,763)	(37,737)	(17,026)
<b>Total Other financing sources (uses):</b>	<b>(54,763)</b>	<b>(37,737)</b>	<b>(17,026)</b>
<b>Net change in fund balance</b>	<b>130,000</b>	<b>30,000</b>	<b>100,000</b>
<b>Fund balances, beginning of year</b>	<b>222,239</b>	<b>0</b>	<b>222,239</b>
<b>Total Fund balances, beginning of year</b>	<b>222,239</b>	<b>0</b>	<b>222,239</b>
<b>Fund balance, end of period</b>	<b>352,238</b>	<b>30,000</b>	<b>322,238</b>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 3  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	299,452	291,951	7,501
Intergovernmental revenues	0	0	0
Investment income	1,449	0	1,449
Miscellaneous	6,769	0	6,769
<b>Total Revenues:</b>	<u>307,669</u>	<u>291,951</u>	<u>15,718</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	38	15,000	14,963
ENGINEERING-PERMITS	600	0	(600)
LEGAL SERVICES	9,075	500	(8,575)
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	1,110	1,327	217
CHEMICAL WEED CONTROL	21,111	27,387	6,276
MOWING SERVICES	23,083	38,046	14,963
TRASH DISPOSAL	850	1,000	150
LANDSCAPE MAINTENANCE	583	756	173
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	0	4,800	4,800
REPAIR & MAINT-AERATORS	0	3,786	3,786
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	31,790	67,000	35,210
REPAIR & MAINT - GENERAL	5,000	6,000	1,000
REPAIR & MAINT-TELEMETRY	179	8,000	7,821
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE	0	700	700
Other	3,347	3,445	98
<b>Total Physical Environment</b>	<u>96,765</u>	<u>177,747</u>	<u>80,982</u>
<b>Capital outlay</b>			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
Other	2,277	3,425	1,148
<b>Total Capital outlay</b>	<u>2,277</u>	<u>3,425</u>	<u>1,148</u>
Principal	0	0	0
Interest	0	0	0
<b>Total Expenditures:</b>	<u>99,043</u>	<u>181,172</u>	<u>82,129</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>208,626</u>	<u>110,779</u>	<u>97,847</u>
<b>Other financing sources (uses):</b>			
Transfers out	(91,947)	(109,495)	17,548
<b>Total Other financing sources (uses):</b>	<u>(91,947)</u>	<u>(109,495)</u>	<u>17,548</u>
<b>Net change in fund balance</b>	116,679	1,284	115,395
<b>Fund balances, beginning of year</b>	<u>260,478</u>	<u>0</u>	<u>260,478</u>
<b>Total Fund balances, beginning of year</b>	<u>260,478</u>	<u>0</u>	<u>260,478</u>
<b>Fund balance, end of period</b>	<u>377,157</u>	<u>1,284</u>	<u>375,873</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 3  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

Current Year Actual	Total Budget - Original	Total Budget Variance - Original
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**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 3A  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	130,779	130,509	270
Intergovernmental revenues	0	0	0
Investment income	465	0	465
Miscellaneous	250	0	250
<b>Total Revenues:</b>	<u>131,494</u>	<u>130,509</u>	<u>985</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	0	12,000	12,000
ENGINEERING-PERMITS	693	0	(693)
LEGAL SERVICES	8,789	500	(8,289)
FINANCIAL CONS./ADVISOR	100	215	115
IT Services	0	0	0
AUDITORS SERVICES	1,180	1,410	230
CHEMICAL WEED CONTROL	6,073	7,879	1,806
TRASH DISPOSAL	0	250	250
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	11,576	27,028	15,452
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	0	0
REPAIR & MAINT - GENERAL	2,950	3,000	50
REPAIR & MAINT-ROADS	0	23,000	23,000
REPAIR & MAINT-CULVERTS	10,500	1,500	(9,000)
REPAIR & MAINT - GATE	0	0	0
Repairs & Maint - Catch Basins	4,383	20,000	15,617
R&M- Aerator refurbishments	10,190	12,500	2,310
REPAIR & MAINT- STREET SWEEP	11,026	15,000	3,974
Other	22,739	27,317	4,578
<b>Total Physical Environment</b>	<u>90,199</u>	<u>151,599</u>	<u>61,400</u>
<b>Capital outlay</b>			
MACHINERY & EQUIPMENT	0	0	0
<b>Total Capital outlay</b>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Total Expenditures:</b>	<u>90,199</u>	<u>151,599</u>	<u>61,400</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>41,294</u>	<u>(21,090)</u>	<u>62,384</u>
<b>Other financing sources (uses):</b>			
Transfers out	(56,561)	(58,193)	1,632
Capital contributions from landowners	0	0	0
<b>Total Other financing sources (uses):</b>	<u>(56,561)</u>	<u>(58,193)</u>	<u>1,632</u>
<b>Net change in fund balance</b>	<u>(15,266)</u>	<u>(79,283)</u>	<u>64,017</u>
<b>Fund balances, beginning of year</b>	<u>413,781</u>	<u>0</u>	<u>413,781</u>
<b>Total Fund balances, beginning of year</b>	<u>413,781</u>	<u>0</u>	<u>413,781</u>
<b>Fund balance, end of period</b>	<u>398,515</u>	<u>(79,283)</u>	<u>477,798</u>



**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 4  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	393,839	392,468	1,371
Intergovernmental revenues	0	0	0
Investment income	1,029	0	1,029
Miscellaneous	1,769	0	1,769
<b>Total Revenues:</b>	<u>396,637</u>	<u>392,468</u>	<u>4,169</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	50	500	451
ENGINEERING-PERMITS	463	0	(463)
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	1,789	2,138	349
CHEMICAL WEED CONTROL	12,785	16,585	3,800
MOWING SERVICES	14,768	19,158	4,390
TRASH DISPOSAL	0	1,000	1,000
LANDSCAPE MAINTENANCE	1,214	1,575	361
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	32,744	56,310	23,566
REPAIR & MAINT-CANAL/LAKE	11,200	10,000	(1,200)
REPAIR & MAINT - GENERAL	7,236	10,000	2,764
REPAIR & MAINT-TELEMETRY	89	5,000	4,911
REPAIR & MAINT-CULVERTS	16,886	2,000	(14,886)
REPAIR & MAINT - GATE	390	800	410
R&M- Aerator refurbishments	0	0	0
Other	39,047	43,803	4,756
<b>Total Physical Environment</b>	<u>138,660</u>	<u>169,369</u>	<u>30,709</u>
<b>Capital outlay</b>			
IMPRVMNTS OTHER THAN BLDG	0	7,000	7,000
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	7,274	10,939	3,665
<b>Total Capital outlay</b>	<u>7,274</u>	<u>17,939</u>	<u>10,665</u>
Principal	0	0	0
Interest	0	0	0
<b>Total Expenditures:</b>	<u>145,934</u>	<u>187,308</u>	<u>41,374</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>250,703</u>	<u>205,160</u>	<u>45,543</u>
<b>Other financing sources (uses):</b>			
Transfers out	(144,427)	(165,160)	20,733
<b>Total Other financing sources (uses):</b>	<u>(144,427)</u>	<u>(165,160)</u>	<u>20,733</u>
<b>Net change in fund balance</b>	106,276	40,000	66,276
<b>Fund balances, beginning of year</b>	<u>497,068</u>	<u>0</u>	<u>497,068</u>
<b>Total Fund balances, beginning of year</b>	<u>497,068</u>	<u>0</u>	<u>497,068</u>
<b>Fund balance, end of period</b>	<u>603,344</u>	<u>40,000</u>	<u>563,344</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 4  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

Current Year Actual	Total Budget - Original	Total Budget Variance - Original
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**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 5  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
<b>Revenues:</b>			
Non-ad valorem assessments	284,556	284,279	277
Intergovernmental revenues	0	0	0
Investment income	613	0	613
Miscellaneous	7,560	0	7,560
<b>Total Revenues:</b>	<u>292,729</u>	<u>284,279</u>	<u>8,450</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	6,116	4,000	(2,116)
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
WATER QUALITY	849	3,648	2,799
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	999	1,194	195
CHEMICAL WEED CONTROL	7,889	9,467	1,578
MOWING SERVICES	9,051	11,742	2,691
TRASH DISPOSAL	0	250	250
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-CANAL/LAKE	4,000	2,000	(2,000)
REPAIR & MAINT - GENERAL	2,900	2,000	(900)
REPAIR & MAINT-ROADS	0	0	0
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE	0	500	500
Other	2,796	2,834	38
<b>Total Physical Environment</b>	<u>34,600</u>	<u>38,135</u>	<u>3,535</u>
Capital outlay	41,702	10,141	(31,561)
Principal	0	75,726	75,726
Interest	0	53,625	53,625
<b>Total Expenditures:</b>	<u>76,302</u>	<u>177,627</u>	<u>101,326</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>216,427</u>	<u>106,652</u>	<u>109,775</u>
<b>Other financing sources (uses):</b>			
Transfers out	(79,905)	(84,165)	4,260
<b>Total Other financing sources (uses):</b>	<u>(79,905)</u>	<u>(84,165)</u>	<u>4,260</u>
<b>Net change in fund balance</b>	136,522	22,487	114,035
<b>Fund balances, beginning of year</b>	<u>379,749</u>	<u>0</u>	<u>379,749</u>
<b>Total Fund balances, beginning of year</b>	<u>379,749</u>	<u>0</u>	<u>379,749</u>
<b>Fund balance, end of period</b>	<u>516,271</u>	<u>22,487</u>	<u>493,784</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 5A  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	332,523	331,925	598
Intergovernmental revenues	0	0	0
Investment income	1,387	0	1,387
Miscellaneous	14,916	0	14,916
<b>Total Revenues:</b>	<u>348,825</u>	<u>331,925</u>	<u>16,900</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	17,652	8,000	(9,652)
ENGINEERING-PERMITS	1,635	0	(1,635)
LEGAL SERVICES	5,464	1,000	(4,464)
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	1,030	1,231	201
MARSH MAINT-LITTORAL ZONE	538	15,568	15,031
CHEMICAL WEED CONTROL	26,687	32,024	5,337
TRASH DISPOSAL	0	250	250
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	2,000	2,000
REPAIR & MAINT-WELLS	0	0	0
REPAIR & MAINT - GENERAL	0	500	500
REPAIR & MAINT-TELEMETRY	142	0	(142)
REPAIR & MAINT-ROADS	12,660	28,500	15,840
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE	0	0	0
Repairs & Maint - Catch Basins	0	20,000	20,000
Other	13,567	16,287	2,720
<b>Total Physical Environment</b>	<u>79,374</u>	<u>125,360</u>	<u>45,986</u>
<b>Capital outlay</b>			
IMPRVMNTS OTHER THAN BLDG	0	0	0
ROADS/BRIDGES	87,400	260,000	172,600
CULVERTS/STRUCTURES	0	0	0
Other	125	0	(125)
<b>Total Capital outlay</b>	<u>87,525</u>	<u>260,000</u>	<u>172,475</u>
Principal	0	0	0
Interest	0	0	0
<b>Total Expenditures:</b>	<u>166,899</u>	<u>385,360</u>	<u>218,461</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>181,927</u>	<u>(53,435)</u>	<u>235,362</u>
<b>Other financing sources (uses):</b>			
Transfers in	0	0	0
Transfers out	(102,380)	(121,347)	18,967
<b>Total Other financing sources (uses):</b>	<u>(102,380)</u>	<u>(121,347)</u>	<u>18,967</u>
<b>Net change in fund balance</b>	<u>79,547</u>	<u>(174,782)</u>	<u>254,329</u>
<b>Fund balances, beginning of year</b>	<u>1,328,203</u>	<u>0</u>	<u>1,328,203</u>
<b>Total Fund balances, beginning of year</b>	<u>1,328,203</u>	<u>0</u>	<u>1,328,203</u>

**Northern Palm Beach County Improvement District**  
 Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
 Unit 5A  
 From 10/1/2020 Through 8/31/2021  
 (In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Fund balance, end of period	<del>1,407,749</del>	<del>(174,782)</del>	<del>1,582,531</del>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 5B  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	73,405	73,247	158
Intergovernmental revenues	0	0	0
Investment income	184	0	184
Miscellaneous	0	0	0
<b>Total Revenues:</b>	<u>73,590</u>	<u>73,247</u>	<u>343</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	0	500	500
LEGAL SERVICES	0	500	500
WATER QUALITY	0	0	0
FINANCIAL CONS./ADVISOR	100	215	115
AUDITORS SERVICES	563	673	110
LANDSCAPE MAINTENANCE	2,104	2,730	626
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	0	3,786	3,786
REPAIR & MAINT-PUMP STATN	3,580	10,000	6,420
REPAIR & MAINT-CANAL/LAKE	0	3,000	3,000
REPAIR & MAINT-BLDG	21	10,000	9,979
REPAIR & MAINT - GENERAL	375	2,000	1,625
REPAIR & MAINT-TELEMETRY	22	1,500	1,478
R&M- GENERATORS	0	1,000	1,000
Other	4,337	6,814	2,477
<b>Total Physical Environment</b>	<u>11,104</u>	<u>42,718</u>	<u>31,614</u>
<b>Capital outlay</b>			
IMPRVMNTS OTHER THAN BLDG	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	0	0	0
<b>Total Capital outlay</b>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Principal</b>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Total Expenditures:</b>	<u>11,104</u>	<u>42,718</u>	<u>31,614</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>62,486</u>	<u>30,529</u>	<u>31,957</u>
<b>Other financing sources (uses):</b>			
Transfers out	(33,298)	(39,159)	5,861
<b>Total Other financing sources (uses):</b>	<u>(33,298)</u>	<u>(39,159)</u>	<u>5,861</u>
<b>Net change in fund balance</b>	29,188	(8,630)	37,818
<b>Fund balances, beginning of year</b>	<u>137,651</u>	<u>0</u>	<u>137,651</u>
<b>Total Fund balances, beginning of year</b>	<u>137,651</u>	<u>0</u>	<u>137,651</u>
<b>Fund balance, end of period</b>	<u>166,839</u>	<u>(8,630)</u>	<u>175,469</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 5C  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
<b>Revenues:</b>			
Non-ad valorem assessments	38,273	38,211	62
Investment income	<u>229</u>	<u>0</u>	<u>229</u>
Total Investment income	<u>229</u>	<u>0</u>	<u>229</u>
<b>Total Revenues:</b>	<u><u>38,503</u></u>	<u><u>38,211</u></u>	<u><u>292</u></u>
<b>Expenditures:</b>			
Physical Environment			
ENGINEERING FEES	390	500	110
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	489	584	95
TRASH DISPOSAL	3,400	3,400	0
LANDSCAPE MAINTENANCE	559	724	166
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	3,000	3,000
REPAIR & MAINT - GENERAL	100	1,500	1,400
REPAIR & MAINT-TELEMTRY	0	1,500	1,500
REPAIR & MAINT-CULVERTS	0	0	0
Other	<u>528</u>	<u>1,380</u>	<u>852</u>
<b>Total Physical Environment</b>	<u>5,465</u>	<u>13,088</u>	<u>7,623</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
Other	<u>0</u>	<u>0</u>	<u>0</u>
<b>Total Capital outlay</b>	<u>0</u>	<u>0</u>	<u>0</u>
Principal	0	0	0
Interest	<u>0</u>	<u>0</u>	<u>0</u>
<b>Total Expenditures:</b>	<u><u>5,465</u></u>	<u><u>13,088</u></u>	<u><u>7,623</u></u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u><u>33,037</u></u>	<u><u>25,123</u></u>	<u><u>7,914</u></u>
<b>Other financing sources (uses):</b>			
Transfers in	0	0	0
Transfers out	<u>(17,336)</u>	<u>(21,923)</u>	<u>4,587</u>
<b>Total Other financing sources (uses):</b>	<u><u>(17,336)</u></u>	<u><u>(21,923)</u></u>	<u><u>4,587</u></u>
<b>Net change in fund balance</b>	<u>15,702</u>	<u>3,200</u>	<u>12,502</u>
<b>Fund balances, beginning of year</b>	<u>218,183</u>	<u>0</u>	<u>218,183</u>
<b>Total Fund balances, beginning of year</b>	<u><u>218,183</u></u>	<u><u>0</u></u>	<u><u>218,183</u></u>
<b>Fund balance, end of period</b>	<u><u>233,885</u></u>	<u><u>3,200</u></u>	<u><u>230,685</u></u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 5D  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	94,023	93,878	145
Intergovernmental revenues	0	0	0
Investment income	325	0	325
Miscellaneous	0	0	0
<b>Total Revenues:</b>	<u>94,348</u>	<u>93,878</u>	<u>470</u>
<b>Expenditures:</b>			
Physical Environment			
ENGINEERING FEES	0	500	500
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	0	0
Special Legislative Activities	0	0	0
AUDITORS SERVICES	716	856	140
LANDSCAPE MAINTENANCE	2,129	2,762	633
SUPERVISORS EXPENSES	0	0	0
BIOLOGICAL WEED CONTROL	0	0	0
REPAIR & MAINT-PUMP STATN	13,568	5,000	(8,568)
REPAIR & MAINT-CANAL/LAKE	0	3,000	3,000
REPAIR & MAINT-BLDG	1,700	10,000	8,300
REPAIR & MAINT - GENERAL	300	3,000	2,700
REPAIR & MAINT-TELEMETRY	105	1,500	1,395
R&M- GENERATORS	0	1,000	1,000
Other	3,747	5,531	1,785
<b>Total Physical Environment</b>	<u>22,264</u>	<u>33,649</u>	<u>11,385</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	63,390	12,500	(50,890)
<b>Total Capital outlay</b>	<u>63,390</u>	<u>12,500</u>	<u>(50,890)</u>
<b>Total Expenditures:</b>	<u>85,654</u>	<u>46,149</u>	<u>(39,505)</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>8,694</u>	<u>47,729</u>	<u>(39,035)</u>
<b>Other financing sources (uses):</b>			
Transfers in	0	0	0
Transfers out	(34,968)	(38,729)	3,761
<b>Total Other financing sources (uses):</b>	<u>(34,968)</u>	<u>(38,729)</u>	<u>3,761</u>
<b>Net change in fund balance</b>	<u>(26,274)</u>	<u>9,000</u>	<u>(35,274)</u>
<b>Fund balances, beginning of year</b>	<u>283,995</u>	<u>0</u>	<u>283,995</u>
<b>Total Fund balances, beginning of year</b>	<u>283,995</u>	<u>0</u>	<u>283,995</u>
<b>Fund balance, end of period</b>	<u>257,721</u>	<u>9,000</u>	<u>248,721</u>



**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 7  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	100,454	100,019	435
Intergovernmental revenues	0	0	0
Investment income	438	0	438
Miscellaneous	10,639	0	10,639
Total Revenues:	111,531	100,019	11,512
<b>Expenditures:</b>			
Physical Environment			
ENGINEERING FEES	324	500	176
ENGINEERING-PERMITS	2,084	0	(2,084)
LEGAL SERVICES	0	500	500
WATER QUALITY	3,195	3,697	503
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	592	707	115
CHEMICAL WEED CONTROL	4,362	5,234	872
MOWING SERVICES	12,862	16,686	3,824
TRASH DISPOSAL	0	1,200	1,200
LANDSCAPE MAINTENANCE	194	252	58
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-CANAL/LAKE	2,950	5,000	2,050
REPAIR & MAINT - GENERAL	175	1,000	825
REPAIR & MAINT-TELEMETRY	89	0	(89)
REPAIR & MAINT - GATE	1,900	2,000	100
Other	1,131	1,501	370
Total Physical Environment	29,857	38,277	8,420
Capital outlay			
CULVERTS/STRUCTURES	0	0	0
Other	2,282	3,432	1,150
Total Capital outlay	2,282	3,432	1,150
Principal	0	0	0
Interest	0	0	0
Total Expenditures:	32,139	41,709	9,570
Excess (deficiency) of revenues over expenditures	79,392	58,310	21,082
 <b>Other financing sources (uses):</b>			
Transfers out	(49,571)	(62,058)	12,487
Total Other financing sources (uses):	(49,571)	(62,058)	12,487
Net change in fund balance	29,820	(3,748)	33,568
Fund balances, beginning of year	341,183	0	341,183
Total Fund balances, beginning of year	341,183	0	341,183
Fund balance, end of period	371,003	(3,748)	374,751

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 9  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	97,579	97,423	156
Intergovernmental revenues	0	0	0
Investment income	322	0	322
Miscellaneous	0	0	0
<b>Total Revenues:</b>	<u>97,901</u>	<u>97,423</u>	<u>478</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	97	500	403
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	358	500	143
WATER QUALITY	2,635	5,510	2,875
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	597	713	116
CHEMICAL WEED CONTROL	2,961	3,553	592
MOWING SERVICES	6,669	8,652	1,983
TRASH DISPOSAL	0	1,000	1,000
LANDSCAPE MAINTENANCE	291	378	87
SUPERVISORS EXPENSES	0	0	0
PARK MAINTENANCE	0	0	0
REPAIR & MAINT-AERATORS	0	0	0
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	5,000	5,000
REPAIR & MAINT - GENERAL	503	1,500	997
REPAIR & MAINT-TELEMETRY	45	4,500	4,455
REPAIR & MAINT-CULVERTS	0	1,500	1,500
REPAIR & MAINT - GATE	0	500	500
REPAIR & MAINT - IRRIGATION	0	0	0
Other	1,117	1,135	18
<b>Total Physical Environment</b>	<u>15,273</u>	<u>34,941</u>	<u>19,668</u>
<b>Capital outlay</b>			
IMPRVMNTS OTHER THAN BLDG	0	7,000	7,000
CULVERTS/STRUCTURES	0	0	0
Other	1,490	2,241	751
<b>Total Capital outlay</b>	<u>1,490</u>	<u>9,241</u>	<u>7,751</u>
Interest	0	0	0
<b>Total Expenditures:</b>	<u>16,763</u>	<u>44,182</u>	<u>27,419</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>81,138</u>	<u>53,241</u>	<u>27,897</u>
<b>Other financing sources (uses):</b>			
Transfers out	(60,066)	(69,365)	9,299
<b>Total Other financing sources (uses):</b>	<u>(60,066)</u>	<u>(69,365)</u>	<u>9,299</u>
<b>Net change in fund balance</b>	21,072	(16,124)	37,196
<b>Fund balances, beginning of year</b>	<u>307,330</u>	<u>0</u>	<u>307,330</u>
<b>Total Fund balances, beginning of year</b>	<u>307,330</u>	<u>0</u>	<u>307,330</u>

**Northern Palm Beach County Improvement District**  
 Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
 Unit 9  
 From 10/1/2020 Through 8/31/2021  
 (In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Fund balance, end of period	<del>328,402</del>	<del>(16,124)</del>	<del>344,526</del>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 9A  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	635,501	633,216	2,285
Intergovernmental revenues	0	0	0
Investment income	1,442	0	1,442
Miscellaneous	2,034	0	2,034
<b>Total Revenues:</b>	<u>638,976</u>	<u>633,216</u>	<u>5,760</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	3,712	1,000	(2,712)
ENGINEERING-PERMITS	1,065	0	(1,065)
LEGAL SERVICES	1,568	500	(1,068)
WATER QUALITY	788	1,384	596
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	3,342	3,993	651
MARSH MAINT-LITTORAL ZONE	0	0	0
CHEMICAL WEED CONTROL	18,252	23,906	5,654
MOWING SERVICES	10,480	13,596	3,116
TRASH DISPOSAL	0	250	250
LANDSCAPE MAINTENANCE	1,918	2,488	570
SUPERVISORS EXPENSES	0	0	0
BIOLOGICAL WEED CONTROL	0	0	0
PRESERVE/EXOTIC MAINT	73,693	125,400	51,707
UPLAND MAINTENANCE	7,658	11,329	3,671
PARK MAINTENANCE	0	0	0
REPAIR & MAINT-AERATORS	42,894	66,941	24,047
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	1,500	10,000	8,500
REPAIR & MAINT-BLDG	0	5,000	5,000
REPAIR & MAINT - GENERAL	949	12,000	11,051
REPAIR & MAINT-TELEMETRY	673	3,000	2,327
REPAIR & MAINT-ROADS	24,921	35,000	10,079
REPAIR & MAINT-CULVERTS	0	2,000	2,000
REPAIR & MAINT - GATE	0	500	500
R&M- Aerator refurbishments	10,190	12,500	2,310
R & M PRESERVE STRUCTURES	19,532	35,000	15,468
Other	76,528	80,226	3,698
<b>Total Physical Environment</b>	<u>299,663</u>	<u>446,013</u>	<u>146,350</u>
<b>Capital outlay</b>			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
CANALS/LAKES/OTHER DRAINAGE	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	0	0	0
<b>Total Capital outlay</b>	<u>0</u>	<u>0</u>	<u>0</u>
Principal	0	0	0
<b>Total Expenditures:</b>	<u>299,663</u>	<u>446,013</u>	<u>146,350</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>339,313</u>	<u>187,203</u>	<u>152,110</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 9A  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	<u>(155,102)</u>	<u>(181,061)</u>	<u>25,959</u>
Total Other financing sources (uses):	<u>(155,102)</u>	<u>(181,061)</u>	<u>25,959</u>
Net change in fund balance	184,211	6,142	178,069
Fund balances, beginning of year			
	<u>1,159,445</u>	<u>0</u>	<u>1,159,445</u>
Total Fund balances, beginning of year	<u>1,159,445</u>	<u>0</u>	<u>1,159,445</u>
Fund balance, end of period	<u><u>1,343,656</u></u>	<u><u>6,142</u></u>	<u><u>1,337,514</u></u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 9B  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	533,945	531,979	1,966
Intergovernmental revenues	0	0	0
Investment income	1,120	0	1,120
Miscellaneous	(175)	0	(175)
<b>Total Revenues:</b>	<u>534,890</u>	<u>531,979</u>	<u>2,911</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	0	500	500
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	100	215	115
AUDITORS SERVICES	2,889	3,452	563
MARSH MAINT-LITTORAL ZONE	0	0	0
CHEMICAL WEED CONTROL	7,798	10,213	2,415
TRASH DISPOSAL	0	250	250
LANDSCAPE MAINTENANCE	1,457	1,890	433
SUPERVISORS EXPENSES	0	0	0
BIOLOGICAL WEED CONTROL	0	0	0
PRESERVE/EXOTIC MAINT	73,899	125,400	51,501
UPLAND MAINTENANCE	18,719	27,692	8,973
PARK MAINTENANCE	0	0	0
REPAIR & MAINT-AERATORS	25,466	31,909	6,443
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	10,720	7,500	(3,220)
REPAIR & MAINT-BLDG	0	5,000	5,000
REPAIR & MAINT - GENERAL	679	10,000	9,321
REPAIR & MAINT-TELEMETRY	921	3,000	2,079
REPAIR & MAINT-ROADS	19,068	35,000	15,932
REPAIR & MAINT-CULVERTS	27,189	11,250	(15,939)
REPAIR & MAINT - GATE	0	400	400
R&M- Aerator refurbishments	5,207	6,250	1,043
R & M PRESERVE STRUCTURES	15,226	35,000	19,774
Other	48,727	51,793	3,066
<b>Total Physical Environment</b>	<u>258,064</u>	<u>367,214</u>	<u>109,150</u>
<b>Capital outlay</b>			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	0	0	0
<b>Total Capital outlay</b>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Principal</b>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Total Expenditures:</b>	<u>258,064</u>	<u>367,214</u>	<u>109,150</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>276,826</u>	<u>164,765</u>	<u>112,061</u>
<b>Other financing sources (uses):</b>			
Transfers out	(126,815)	(143,487)	16,672

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 9B  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Total Other financing sources (uses):	<u>(126,815)</u>	<u>(143,487)</u>	<u>16,672</u>
Net change in fund balance	150,010	21,278	128,732
Fund balances, beginning of year	<u>867,831</u>	<u>0</u>	<u>867,831</u>
Total Fund balances, beginning of year	<u>867,831</u>	<u>0</u>	<u>867,831</u>
Fund balance, end of period	<u>1,017,842</u>	<u>21,278</u>	<u>996,564</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 11  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	2,228,218	2,223,100	5,118
Intergovernmental revenues	0	0	0
Investment income	4,494	0	4,494
Miscellaneous	16,232	0	16,232
<b>Total Revenues:</b>	<u>2,248,944</u>	<u>2,223,100</u>	<u>25,844</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	36,119	43,000	6,881
ENGINEERING-PERMITS	4,155	0	(4,155)
LEGAL SERVICES	18,680	1,000	(17,680)
WATER QUALITY	7,603	14,145	6,543
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	10,287	12,293	2,006
MARSH MAINT-LITTORAL ZONE	275,603	349,750	74,147
CHEMICAL WEED CONTROL	184,175	221,070	36,895
MECHANICAL WEED CONTROL	0	0	0
MOWING SERVICES	25,438	33,001	7,563
TRASH DISPOSAL	0	250	250
LANDSCAPE MAINTENANCE	7,669	9,949	2,280
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	65,860	63,000	(2,860)
REPAIR & MAINT-AERATORS	170,656	217,934	47,278
REPAIR & MAINT-PUMP STATN	10,070	21,000	10,930
REPAIR & MAINT-VEHICLES	0	0	0
REPAIR & MAINT-CANAL/LAKE	12,000	19,000	7,000
REPAIR & MAINT-BLDG	85	70,000	69,915
REPAIR & MAINT - GENERAL	4,900	10,000	5,100
REPAIR & MAINT-TELEMTRY	633	8,000	7,367
REPAIR & MAINT-ROADS	87,439	101,000	13,561
REPAIR & MAINT-CULVERTS	0	13,750	13,750
REPAIR & MAINT - GATE	1,900	3,500	1,600
R & M - HVAC REPAIRS	0	0	0
Repairs & Maint - Catch Basins	31,318	25,000	(6,318)
R&M- Aerator refurbishments	25,531	31,250	5,719
R&M- GENERATORS	0	1,000	1,000
Other	145,919	211,627	65,708
<b>Total Physical Environment</b>	<u>1,126,041</u>	<u>1,480,519</u>	<u>354,478</u>
<b>Capital outlay</b>			
IMPRVMNTS OTHER THAN BLDG	0	0	0
ROADS/BRIDGES	43,452	205,000	161,548
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	5,217	7,093	1,876
<b>Total Capital outlay</b>	<u>48,669</u>	<u>212,093</u>	<u>163,424</u>
Principal	166,557	166,557	(0)
Interest	32,740	32,740	0
<b>Total Expenditures:</b>	<u>1,374,007</u>	<u>1,891,909</u>	<u>517,902</u>



**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 11  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Excess (deficiency) of revenues over expenditures	<del>874,937</del>	<del>331,191</del>	<del>543,746</del>
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(486,276)	(569,083)	82,807
Capital contributions from landowners	0	0	0
Total Other financing sources (uses):	(486,276)	(569,083)	82,807
Net change in fund balance	388,662	(237,892)	626,554
Fund balances, beginning of year	2,678,267	0	2,678,267
Total Fund balances, beginning of year	2,678,267	0	2,678,267
Fund balance, end of period	3,066,928	(237,892)	3,304,820

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 12  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
<b>Revenues:</b>			
Non-ad valorem assessments	49,911	49,821	90
Intergovernmental revenues	0	0	0
Investment income	176	0	176
Miscellaneous	0	0	0
Total Revenues:	<u>50,087</u>	<u>49,821</u>	<u>266</u>
<b>Expenditures:</b>			
Physical Environment			
ENGINEERING FEES	0	0	0
ENGINEERING-PERMITS	0	0	0
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	335	400	65
CHEMICAL WEED CONTROL	147	176	30
MOWING SERVICES	1,667	2,163	496
TRASH DISPOSAL	0	250	250
LANDSCAPE MAINTENANCE	437	567	130
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	0	0	0
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	1,200	4,000	2,800
REPAIR & MAINT - GENERAL	93	500	407
REPAIR & MAINT-TELEMETRY	45	1,000	955
REPAIR & MAINT - GATE	1,900	3,000	1,100
Other	495	496	1
Total Physical Environment	<u>6,318</u>	<u>12,552</u>	<u>6,234</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
Other	1,652	2,484	832
Total Capital outlay	<u>1,652</u>	<u>2,484</u>	<u>832</u>
Total Expenditures:	<u>7,970</u>	<u>15,036</u>	<u>7,066</u>
Excess (deficiency) of revenues over expenditures	<u>42,117</u>	<u>34,785</u>	<u>7,332</u>
<b>Other financing sources (uses):</b>			
Transfers out	(36,430)	(41,706)	5,276
Total Other financing sources (uses):	<u>(36,430)</u>	<u>(41,706)</u>	<u>5,276</u>
Net change in fund balance	5,687	(6,921)	12,608
Fund balances, beginning of year	<u>165,722</u>	<u>0</u>	<u>165,722</u>
Total Fund balances, beginning of year	<u>165,722</u>	<u>0</u>	<u>165,722</u>
Fund balance, end of period	<u>171,409</u>	<u>(6,921)</u>	<u>178,330</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 12A  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	26,816	26,789	27
Intergovernmental revenues	0	0	0
Investment income	98	0	98
Miscellaneous	0	0	0
<b>Total Revenues:</b>	<u>26,914</u>	<u>26,789</u>	<u>125</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	0	0	0
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	142	170	28
CHEMICAL WEED CONTROL	805	1,044	239
TRASH DISPOSAL	0	250	250
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	1,266	7,831	6,565
REPAIR & MAINT-CANAL/LAKE	0	500	500
REPAIR & MAINT - GENERAL	125	1,000	875
REPAIR & MAINT-TELEMETRY	45	0	(45)
REPAIR & MAINT-CULVERTS	8,950	0	(8,950)
REPAIR & MAINT - GATE	0	0	0
R&M- Aerator refurbishments	0	0	0
Other	2,564	1,515	(1,049)
<b>Total Physical Environment</b>	<u>13,898</u>	<u>12,310</u>	<u>(1,588)</u>
<b>Capital outlay</b>			
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
<b>Total Capital outlay</b>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Total Expenditures:</b>	<u>13,898</u>	<u>12,310</u>	<u>(1,588)</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>13,017</u>	<u>14,479</u>	<u>(1,462)</u>
<b>Other financing sources (uses):</b>			
Transfers out	(9,397)	(9,222)	(175)
<b>Total Other financing sources (uses):</b>	<u>(9,397)</u>	<u>(9,222)</u>	<u>(175)</u>
<b>Net change in fund balance</b>	<u>3,620</u>	<u>5,257</u>	<u>(1,637)</u>
<b>Fund balances, beginning of year</b>	<u>95,372</u>	<u>0</u>	<u>95,372</u>
<b>Total Fund balances, beginning of year</b>	<u>95,372</u>	<u>0</u>	<u>95,372</u>
<b>Fund balance, end of period</b>	<u>98,992</u>	<u>5,257</u>	<u>93,735</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 14  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	703,009	700,666	2,343
Intergovernmental revenues	0	0	0
Investment income	1,199	0	1,199
Miscellaneous	12,950	0	12,950
<b>Total Revenues:</b>	<b>717,158</b>	<b>700,666</b>	<b>16,492</b>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	63	5,000	4,938
ENGINEERING-PERMITS	5,531	0	(5,531)
LEGAL SERVICES	3,190	2,000	(1,190)
WATER QUALITY	2,387	4,623	2,237
FINANCIAL CONS./ADVISOR	0	0	0
OTHER PROFESSIONAL SVCS	0	0	0
AUDITORS SERVICES	3,921	4,685	764
CHEMICAL WEED CONTROL	27,381	35,521	8,140
MECHANICAL WEED CONTROL	0	0	0
MOWING SERVICES	3,811	4,944	1,133
TRASH DISPOSAL	0	1,000	1,000
LANDSCAPE MAINTENANCE	1,874	2,431	557
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	96,892	143,005	46,113
REPAIR & MAINT-PUMP STATN	3,232	20,000	16,768
REPAIR & MAINT-CANAL/LAKE	0	0	0
REPAIR & MAINT-BLDG	45	10,000	9,955
REPAIR & MAINT - GENERAL	560	4,750	4,190
REPAIR & MAINT-TELEMETRY	70	6,000	5,930
REPAIR & MAINT-CULVERTS	0	5,000	5,000
REPAIR & MAINT - GATE	0	0	0
R&M- Aerator refurbishments	20,380	25,000	4,620
R&M- GENERATORS	0	1,000	1,000
Other	117,319	144,497	27,178
<b>Total Physical Environment</b>	<b>286,655</b>	<b>419,456</b>	<b>132,801</b>
<b>Capital outlay</b>			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	3,793	1,418	(2,375)
<b>Total Capital outlay</b>	<b>3,793</b>	<b>1,418</b>	<b>(2,375)</b>
Principal	89,445	107,713	18,268
Interest	17,582	30,518	12,936
<b>Total Expenditures:</b>	<b>397,474</b>	<b>559,105</b>	<b>161,631</b>
<b>Excess (deficiency) of revenues over expenditures</b>	<b>319,683</b>	<b>141,561</b>	<b>178,122</b>
<b>Other financing sources (uses):</b>			
Transfers out	(127,407)	(159,150)	31,743
Capital contributions from landowners	0	0	0

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 14  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Total Other financing sources (uses):	<u>(127,407)</u>	<u>(159,150)</u>	<u>31,743</u>
Net change in fund balance	192,276	(17,589)	209,865
Fund balances, beginning of year	<u>547,939</u>	<u>0</u>	<u>547,939</u>
Total Fund balances, beginning of year	<u>547,939</u>	<u>0</u>	<u>547,939</u>
Fund balance, end of period	<u>740,215</u>	<u>(17,589)</u>	<u>757,804</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 15  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	749,174	746,483	2,691
Intergovernmental revenues	0	0	0
Investment income	1,355	0	1,355
Miscellaneous	750	0	750
<b>Total Revenues:</b>	<b>751,279</b>	<b>746,483</b>	<b>4,796</b>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	2,544	3,000	457
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	1,843	1,000	(843)
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	3,081	3,682	601
CHEMICAL WEED CONTROL	52,591	68,226	15,635
MOWING SERVICES	7,622	9,888	2,266
TRASH DISPOSAL	25,000	30,000	5,000
LANDSCAPE MAINTENANCE	1,020	1,323	303
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	72,868	142,128	69,261
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	9,580	10,000	420
REPAIR & MAINT - GENERAL	6,360	12,000	5,640
REPAIR & MAINT-TELEMETRY	382	5,000	4,618
REPAIR & MAINT-ROADS	0	0	0
REPAIR & MAINT-CULVERTS	12,480	0	(12,480)
REPAIR & MAINT - GATE	0	500	500
Repairs & Maint - Catch Basins	0	0	0
R&M- Aerator refurbishments	22,301	25,000	2,699
Other	129,289	138,014	8,725
<b>Total Physical Environment</b>	<b>346,960</b>	<b>449,761</b>	<b>102,801</b>
<b>Capital outlay</b>			
IMPRVMNTS OTHER THAN BLDG	23,100	24,000	900
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	18,722	0	(18,722)
Other	4,007	6,026	2,019
<b>Total Capital outlay</b>	<b>45,828</b>	<b>30,026</b>	<b>(15,802)</b>
Principal	0	43,640	43,640
Interest	0	30,903	30,903
<b>Total Expenditures:</b>	<b>392,788</b>	<b>554,330</b>	<b>161,542</b>
<b>Excess (deficiency) of revenues over expenditures</b>	<b>358,490</b>	<b>192,153</b>	<b>166,337</b>
<b>Other financing sources (uses):</b>			
Transfers out	(127,149)	(146,705)	19,556
<b>Total Other financing sources (uses):</b>	<b>(127,149)</b>	<b>(146,705)</b>	<b>19,556</b>
<b>Net change in fund balance</b>	<b>231,341</b>	<b>45,448</b>	<b>185,893</b>
<b>Fund balances, beginning of year</b>	<b>450,570</b>	<b>0</b>	<b>450,570</b>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 15  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Total Fund balances, beginning of year	450,570	0	450,570
Fund balance, end of period	681,912	45,448	636,464

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 16  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	680,116	695,124	(15,008)
Intergovernmental revenues	0	0	0
Investment income	1,349	0	1,349
Miscellaneous	116,260	0	116,260
<b>Total Revenues:</b>	<b>797,725</b>	<b>695,124</b>	<b>102,601</b>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	29,464	33,000	3,537
ENGINEERING-PERMITS	45,628	0	(45,628)
ENVIRONMENTAL LIASON	6,758	25,031	18,273
LEGAL SERVICES	63,066	5,000	(58,066)
WATER QUALITY	4,481	5,416	935
FINANCIAL CONS./ADVISOR	100	215	115
AUDITORS SERVICES	3,419	4,086	667
MARSH MAINT-LITTORAL ZONE	1,504	5,075	3,571
CHEMICAL WEED CONTROL	30,590	36,708	6,118
MOWING SERVICES	39,877	51,732	11,855
SECURITY SERVICES	271,072	276,441	5,369
TRASH DISPOSAL	4,790	5,000	210
LANDSCAPE MAINTENANCE	5,840	7,577	1,737
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	12,232	15,000	2,768
REPAIR & MAINT-AERATORS	0	0	0
REPAIR & MAINT-CANAL/LAKE	1,065	20,000	18,935
REPAIR & MAINT - GENERAL	477	1,000	523
REPAIR & MAINT-TELEMETRY	0	10,000	10,000
REPAIR & MAINT-ROADS	18,906	34,250	15,344
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE	0	500	500
Repairs & Maint - Catch Basins	0	20,000	20,000
REPAIR & MAINT- STREET SWEEP	4,807	7,750	2,943
Other	18,280	13,307	(4,973)
<b>Total Physical Environment</b>	<b>562,357</b>	<b>577,088</b>	<b>14,731</b>
<b>Capital outlay</b>			
ROADS/BRIDGES	0	343,000	343,000
CULVERTS/STRUCTURES	0	0	0
CANALS/LAKES/OTHER DRAINAGE	0	0	0
Other	3,261	1,144	(2,117)
<b>Total Capital outlay</b>	<b>3,261</b>	<b>344,144</b>	<b>340,883</b>
Principal	0	0	0
<b>Total Expenditures:</b>	<b>565,618</b>	<b>921,232</b>	<b>355,614</b>
<b>Excess (deficiency) of revenues over expenditures</b>	<b>232,107</b>	<b>(226,108)</b>	<b>458,215</b>

Other financing sources (uses):



**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 16  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Transfers out	(154,117)	(141,712)	(12,405)
Capital contributions from landowners	<u>32</u>	<u>0</u>	<u>32</u>
Total Other financing sources (uses):	<u>(154,086)</u>	<u>(141,712)</u>	<u>(12,374)</u>
Net change in fund balance	78,021	(367,820)	445,841
Fund balances, beginning of year			
	<u>1,111,560</u>	<u>0</u>	<u>1,111,560</u>
Total Fund balances, beginning of year	<u>1,111,560</u>	<u>0</u>	<u>1,111,560</u>
Fund balance, end of period	<u><u>1,189,581</u></u>	<u><u>(367,820)</u></u>	<u><u>1,557,401</u></u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 18  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
<b>Revenues:</b>			
Non-ad valorem assessments	1,487,970	1,485,387	2,583
Intergovernmental revenues	37,350	255,000	(217,650)
Investment income	3,087	0	3,087
Miscellaneous	6,750	0	6,750
<b>Total Revenues:</b>	<u>1,535,156</u>	<u>1,740,387</u>	<u>(205,231)</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	9,861	10,000	139
ENGINEERING-PERMITS	3,552	0	(3,552)
LEGAL SERVICES	12,733	30,000	17,267
LEGAL - SPECIAL SERVICES	0	0	0
WATER QUALITY	22,120	340,899	318,779
FINANCIAL CONS./ADVISOR	0	0	0
OTHER PROFESSIONAL SVCS	0	0	0
AUDITORS SERVICES	7,836	9,364	1,528
MARSH MAINT-LITTORAL ZONE	263,171	338,914	75,743
CHEMICAL WEED CONTROL	132,601	159,190	26,589
TRASH DISPOSAL	273	1,900	1,627
LANDSCAPE MAINTENANCE	11,930	15,477	3,547
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	0	0	0
REPAIR & MAINT-AERATORS	115,690	147,087	31,397
REPAIR & MAINT-PUMP STATN	63,197	20,000	(43,197)
REPAIR & MAINT-CANAL/LAKE	0	14,000	14,000
REPAIR & MAINT-BLDG	133	15,000	14,867
REPAIR & MAINT - GENERAL	1,200	8,000	6,800
REPAIR & MAINT-TELEMETRY	33,305	29,000	(4,305)
REPAIR & MAINT-ROADS	20,824	35,000	14,177
REPAIR & MAINT-CULVERTS	0	6,250	6,250
REPAIR & MAINT - GATE	4,200	5,000	800
Repairs & Maint - Catch Basins	43,618	30,000	(13,618)
R&M- Aerator refurbishments	20,380	25,000	4,620
R&M- GENERATORS	0	1,000	1,000
REPAIR & MAINT- STREET SWEEP	20,740	29,000	8,260
Other	<u>152,866</u>	<u>198,007</u>	<u>45,141</u>
<b>Total Physical Environment</b>	<u>940,230</u>	<u>1,468,088</u>	<u>527,858</u>
<b>Capital outlay</b>			
BUILDINGS	0	0	0
IMPRVMNTS OTHER THAN BLDG	0	0	0
ROADS/BRIDGES	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	<u>1,928</u>	<u>2,899</u>	<u>971</u>
<b>Total Capital outlay</b>	<u>1,928</u>	<u>2,899</u>	<u>971</u>
Principal	<u>0</u>	<u>0</u>	<u>0</u>
<b>Total Expenditures:</b>	<u>942,158</u>	<u>1,470,987</u>	<u>528,829</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 18  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Excess (deficiency) of revenues over expenditures	<del>592,998</del>	<del>269,400</del>	<del>323,598</del>
Other financing sources (uses):			
Transfers in	0	0	0
Transfers out	(264,052)	(335,749)	71,697
Capital contributions from landowners	20,620	22,047	(1,427)
Total Other financing sources (uses):	(243,431)	(313,702)	70,271
Net change in fund balance	349,567	(44,302)	393,869
Fund balances, beginning of year	2,022,248	0	2,022,248
Total Fund balances, beginning of year	2,022,248	0	2,022,248
Fund balance, end of period	2,371,814	(44,302)	2,416,116

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 19  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	300,549	299,860	689
Intergovernmental revenues	0	0	0
Investment income	425	0	425
Miscellaneous	697	0	697
<b>Total Revenues:</b>	<u>301,672</u>	<u>299,860</u>	<u>1,812</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	707	1,000	293
ENGINEERING-PERMITS	313	0	(313)
LEGAL SERVICES	0	500	500
WATER QUALITY	6,725	12,400	5,675
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	1,934	2,311	377
MARSH MAINT-LITTORAL ZONE	10,206	15,568	5,362
CHEMICAL WEED CONTROL	22,001	26,401	4,400
MOWING SERVICES	3,335	4,326	991
TRASH DISPOSAL	0	250	250
LANDSCAPE MAINTENANCE	437	567	130
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	6,359	12,000	5,641
REPAIR & MAINT-AERATORS	26,235	49,048	22,813
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	15,000	15,000	0
REPAIR & MAINT - GENERAL	1,928	2,000	72
REPAIR & MAINT-TELEMETRY	223	6,000	5,777
REPAIR & MAINT-CULVERTS	14,168	20,000	5,832
REPAIR & MAINT - GATE	4,000	5,200	1,200
Repairs & Maint - Catch Basins	0	0	0
R&M- Aerator refurbishments	5,526	6,250	724
Other	53,300	44,259	(9,041)
<b>Total Physical Environment</b>	<u>172,397</u>	<u>223,080</u>	<u>50,683</u>
<b>Capital outlay</b>			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	1,178	1,771	593
<b>Total Capital outlay</b>	<u>1,178</u>	<u>1,771</u>	<u>593</u>
Interest	0	0	0
<b>Total Expenditures:</b>	<u>173,574</u>	<u>224,851</u>	<u>51,277</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>128,098</u>	<u>75,009</u>	<u>53,089</u>
<b>Other financing sources (uses):</b>			
Transfers in	0	0	0
Transfers out	(101,588)	(123,504)	21,916
<b>Total Other financing sources (uses):</b>	<u>(101,588)</u>	<u>(123,504)</u>	<u>21,916</u>
<b>Net change in fund balance</b>	<u>26,510</u>	<u>(48,495)</u>	<u>75,005</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 19  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Fund balances, beginning of year	285,853	0	285,853
Total Fund balances, beginning of year	285,853	0	285,853
Fund balance, end of period	312,363	(48,495)	360,858

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 19A  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	39,163	39,109	54
Investment income	417	0	417
Miscellaneous	0	0	0
Total Revenues:	39,580	39,109	471
<b>Expenditures:</b>			
Physical Environment			
ENGINEERING FEES	0	1,000	1,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	95	114	19
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT - GENERAL	1,880	10,000	8,120
REPAIR & MAINT-TELEMETRY	0	0	0
Other	389	388	(1)
Total Physical Environment	2,365	12,002	9,637
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	15,945	0	(15,945)
MACHINERY & EQUIPMENT	0	15,000	15,000
Total Capital outlay	15,945	15,000	(945)
Total Expenditures:	18,310	27,002	8,692
Excess (deficiency) of revenues over expenditures	21,271	12,107	9,164
<b>Other financing sources (uses):</b>			
Transfers in	0	0	0
Transfers out	(9,421)	(12,107)	2,686
Total Other financing sources (uses):	(9,421)	(12,107)	2,686
Net change in fund balance	11,850	0	11,850
Fund balances, beginning of year	459,676	0	459,676
Total Fund balances, beginning of year	459,676	0	459,676
Fund balance, end of period	471,526	0	471,526

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 20  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	70,723	70,651	72
Intergovernmental revenues	0	0	0
Investment income	316	0	316
Miscellaneous	1,175	0	1,175
<b>Total Revenues:</b>	<u>72,214</u>	<u>70,651</u>	<u>1,563</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	1,675	150,500	148,825
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	513	500	(13)
SPECIAL SERVICES	0	0	0
WATER QUALITY	855	1,620	765
FINANCIAL CONS./ADVISOR	0	0	0
OTHER PROFESSIONAL SVCS	0	0	0
AUDITORS SERVICES	510	609	99
CHEMICAL WEED CONTROL	4,842	6,281	1,439
TRASH DISPOSAL	0	250	250
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-CANAL/LAKE	10,000	10,000	0
REPAIR & MAINT - GENERAL	7,575	13,500	5,925
Repairs & Maint - Catch Basins	0	15,000	15,000
Other	617	616	(1)
<b>Total Physical Environment</b>	<u>26,587</u>	<u>198,876</u>	<u>172,289</u>
<b>Capital outlay</b>			
CULVERTS/STRUCTURES	0	0	0
Other	318	478	160
<b>Total Capital outlay</b>	<u>318</u>	<u>478</u>	<u>160</u>
Principal	0	0	0
Interest	0	0	0
<b>Total Expenditures:</b>	<u>26,905</u>	<u>199,354</u>	<u>172,449</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>45,310</u>	<u>(128,703)</u>	<u>174,013</u>
<b>Other financing sources (uses):</b>			
Transfers out	(17,404)	(17,412)	8
Capital contributions from landowners	0	0	0
Proceeds from sales/disposals of capital assets	0	0	0
<b>Total Other financing sources (uses):</b>	<u>(17,404)</u>	<u>(17,412)</u>	<u>8</u>
<b>Net change in fund balance</b>	27,906	(146,115)	174,021
<b>Fund balances, beginning of year</b>	<u>292,859</u>	<u>0</u>	<u>292,859</u>
<b>Total Fund balances, beginning of year</b>	<u>292,859</u>	<u>0</u>	<u>292,859</u>
<b>Fund balance, end of period</b>	<u>320,764</u>	<u>(146,115)</u>	<u>466,879</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 21  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	371,691	370,966	725
Intergovernmental revenues	0	0	0
Investment income	989	0	989
Miscellaneous	500	0	500
<b>Total Revenues:</b>	<u>373,180</u>	<u>370,966</u>	<u>2,214</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	13,434	1,000	(12,434)
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	1,000	1,000
WATER QUALITY	4,273	7,545	3,272
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	2,408	2,877	469
MARSH MAINT-LITTORAL ZONE	0	50,000	50,000
CHEMICAL WEED CONTROL	0	25,000	25,000
LANDSCAPE MAINTENANCE	146	189	43
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	94,341	92,000	(2,341)
REPAIR & MAINT-AERATORS	15,837	39,880	24,043
REPAIR & MAINT-PUMP STATN	543	5,000	4,457
REPAIR & MAINT-VEHICLES	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	9,000	9,000
REPAIR & MAINT-BLDG	319	5,000	4,681
REPAIR & MAINT-WELLS	0	0	0
REPAIR & MAINT - GENERAL	1,350	4,000	2,650
REPAIR & MAINT-TELEMETRY	5,816	21,000	15,184
REPAIR & MAINT-ROADS	0	0	0
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE	0	0	0
R&M- GENERATORS	0	1,000	1,000
Other	13,228	16,983	3,755
<b>Total Physical Environment</b>	<u>151,694</u>	<u>281,474</u>	<u>129,780</u>
<b>Capital outlay</b>			
BUILDINGS	0	0	0
IMPRVMNTS OTHER THAN BLDG	60,670	0	(60,670)
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	380,603	0	(380,603)
Other	251	378	127
<b>Total Capital outlay</b>	<u>441,524</u>	<u>378</u>	<u>(441,146)</u>
Principal	0	0	0
Interest	0	0	0
<b>Total Expenditures:</b>	<u>593,218</u>	<u>281,852</u>	<u>(311,366)</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>(220,038)</u>	<u>89,114</u>	<u>(309,152)</u>
<b>Other financing sources (uses):</b>			
Transfers out	(151,011)	(189,114)	38,103



**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 21  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Total Other financing sources (uses):	<u>(151,011)</u>	<u>(189,114)</u>	<u>38,103</u>
Net change in fund balance	(371,049)	(100,000)	(271,049)
Fund balances, beginning of year	<u>1,027,160</u>	<u>0</u>	<u>1,027,160</u>
Total Fund balances, beginning of year	<u>1,027,160</u>	<u>0</u>	<u>1,027,160</u>
Fund balance, end of period	<u>656,110</u>	<u>(100,000)</u>	<u>756,110</u>

**Northern Palm Beach County Improvement District**

Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)

Unit 23

From 10/1/2020 Through 8/31/2021

(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
<b>Revenues:</b>			
Non-ad valorem assessments	179,281	178,948	333
Intergovernmental revenues	0	0	0
Investment income	316	0	316
Miscellaneous	0	0	0
Total Revenues:	<u>179,597</u>	<u>178,948</u>	<u>649</u>
<b>Expenditures:</b>			
Physical Environment			
ENGINEERING FEES	80	500	420
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
WATER QUALITY	693	500	(193)
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	967	1,156	189
MARSH MAINT-LITTORAL ZONE	7,306	30,558	23,252
CHEMICAL WEED CONTROL	28,000	33,600	5,600
TRASH DISPOSAL	0	500	500
LANDSCAPE MAINTENANCE	243	315	72
SUPERVISORS EXPENSES	0	0	0
BIOLOGICAL WEED CONTROL	0	0	0
PRESERVE/EXOTIC MAINT	59,173	60,000	827
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	5,000	5,000
REPAIR & MAINT - GENERAL	1,960	3,500	1,540
REPAIR & MAINT-TELEMETRY	22	1,500	1,478
REPAIR & MAINT-ROADS	0	0	0
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE	0	200	200
Other	1,884	2,000	116
Total Physical Environment	<u>100,329</u>	<u>139,829</u>	<u>39,500</u>
Capital outlay			
IMPRVMNTS OTHER THAN BLDG	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	587	882	295
Total Capital outlay	<u>587</u>	<u>882</u>	<u>295</u>
Total Expenditures:	<u>100,916</u>	<u>140,711</u>	<u>39,795</u>
Excess (deficiency) of revenues over expenditures	<u>78,681</u>	<u>38,237</u>	<u>40,444</u>
<b>Other financing sources (uses):</b>			
Transfers out	<u>(63,989)</u>	<u>(73,617)</u>	<u>9,628</u>
Total Other financing sources (uses):	<u>(63,989)</u>	<u>(73,617)</u>	<u>9,628</u>
Net change in fund balance	14,692	(35,380)	50,072
Fund balances, beginning of year	<u>279,902</u>	<u>0</u>	<u>279,902</u>
Total Fund balances, beginning of year	<u>279,902</u>	<u>0</u>	<u>279,902</u>
Fund balance, end of period	<u>294,594</u>	<u>(35,380)</u>	<u>329,974</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 23  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

Current Year Actual	Total Budget - Original	Total Budget Variance - Original
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**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 24  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	200,289	200,052	237
Intergovernmental revenues	0	0	0
Investment income	892	0	892
Miscellaneous	0	0	0
<b>Total Revenues:</b>	<b>201,181</b>	<b>200,052</b>	<b>1,129</b>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	60	500	441
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	1,135	1,356	221
MARSH MAINT-LITTORAL ZONE	20,842	30,558	9,716
CHEMICAL WEED CONTROL	28,417	34,100	5,684
MOWING SERVICES	11,433	14,832	3,399
TRASH DISPOSAL	0	500	500
LANDSCAPE MAINTENANCE	4,176	5,418	1,242
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	10,999	14,000	3,001
REPAIR & MAINT-AERATORS	832	7,054	6,222
REPAIR & MAINT-PUMP STATN	4,087	5,000	913
REPAIR & MAINT-VEHICLES	0	0	0
REPAIR & MAINT-CANAL/LAKE	950	8,000	7,050
REPAIR & MAINT-BLDG	25	10,000	9,975
REPAIR & MAINT-WELLS	1,982	1,000	(982)
REPAIR & MAINT - GENERAL	14,272	22,000	7,728
REPAIR & MAINT-TELEMTRY	18,132	10,500	(7,632)
REPAIR & MAINT-ROADS	0	0	0
REPAIR & MAINT-CULVERTS	0	2,500	2,500
REPAIR & MAINT - GATE	0	500	500
Repairs & Maint - Catch Basins	0	0	0
R&M- Aerator refurbishments	5,095	6,250	1,155
R&M- GENERATORS	0	1,000	1,000
Other	9,375	12,653	3,278
<b>Total Physical Environment</b>	<b>131,811</b>	<b>188,221</b>	<b>56,410</b>
<b>Capital outlay</b>			
BUILDINGS	0	0	0
IMPRVMNTS OTHER THAN BLDG	0	11,000	11,000
MACHINERY & EQUIPMENT	0	0	0
Other	362	544	182
<b>Total Capital outlay</b>	<b>362</b>	<b>11,544</b>	<b>11,182</b>
Principal	0	0	0
<b>Total Expenditures:</b>	<b>132,173</b>	<b>199,765</b>	<b>67,592</b>
<b>Excess (deficiency) of revenues over expenditures</b>	<b>69,008</b>	<b>287</b>	<b>68,721</b>

Other financing sources (uses):

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 24  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
Transfers in	0	0	0
Transfers out	(79,175)	(88,510)	9,335
Capital contributions from landowners	<u>0</u>	<u>0</u>	<u>0</u>
Total Other financing sources (uses):	<u>(79,175)</u>	<u>(88,510)</u>	<u>9,335</u>
Net change in fund balance	(10,168)	(88,223)	78,055
Fund balances, beginning of year	<u>888,866</u>	<u>0</u>	<u>888,866</u>
Total Fund balances, beginning of year	<u>888,866</u>	<u>0</u>	<u>888,866</u>
Fund balance, end of period	<u><u>878,698</u></u>	<u><u>(88,223)</u></u>	<u><u>966,921</u></u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 27B  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
<b>Revenues:</b>			
Non-ad valorem assessments	117,775	117,582	193
Investment income	<u>303</u>	<u>0</u>	<u>303</u>
Total Investment income	<u>303</u>	<u>0</u>	<u>303</u>
<b>Total Revenues:</b>	<u><u>118,078</u></u>	<u><u>117,582</u></u>	<u><u>496</u></u>
<b>Expenditures:</b>			
Physical Environment			
ENGINEERING FEES	68	500	432
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	100	215	115
AUDITORS SERVICES	1,000	1,195	195
MONITORING REPORT	0	0	0
MARSH MAINT-LITTORAL ZONE	7,596	15,568	7,972
CHEMICAL WEED CONTROL	4,004	4,805	801
TRASH DISPOSAL	0	250	250
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	28,990	40,000	11,010
PARK MAINTENANCE	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	1,000	1,000
REPAIR & MAINT - GENERAL	0	2,000	2,000
REPAIR & MAINT-ROADS	0	0	0
R & M PRESERVE STRUCTURES	0	0	0
Other	<u>1,668</u>	<u>1,687</u>	<u>19</u>
<b>Total Physical Environment</b>	<u><u>43,425</u></u>	<u><u>67,720</u></u>	<u><u>24,295</u></u>
Capital outlay			
CULVERTS/STRUCTURES	0	0	0
Other	<u>449</u>	<u>675</u>	<u>226</u>
<b>Total Capital outlay</b>	<u><u>449</u></u>	<u><u>675</u></u>	<u><u>226</u></u>
<b>Total Expenditures:</b>	<u><u>43,874</u></u>	<u><u>68,395</u></u>	<u><u>24,521</u></u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u><u>74,204</u></u>	<u><u>49,187</u></u>	<u><u>25,017</u></u>
<b>Other financing sources (uses):</b>			
Transfers out	<u>(42,609)</u>	<u>(49,187)</u>	<u>6,578</u>
<b>Total Other financing sources (uses):</b>	<u><u>(42,609)</u></u>	<u><u>(49,187)</u></u>	<u><u>6,578</u></u>
<b>Net change in fund balance</b>	31,595	0	31,595
<b>Fund balances, beginning of year</b>	<u>227,729</u>	<u>0</u>	<u>227,729</u>
<b>Total Fund balances, beginning of year</b>	<u><u>227,729</u></u>	<u><u>0</u></u>	<u><u>227,729</u></u>
<b>Fund balance, end of period</b>	<u><u>259,324</u></u>	<u><u>0</u></u>	<u><u>259,324</u></u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 29  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	37,159	37,169	(10)
Intergovernmental revenues	0	0	0
Investment income	181	0	181
Miscellaneous	0	0	0
<b>Total Revenues:</b>	<u>37,340</u>	<u>37,169</u>	<u>171</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	0	500	500
LEGAL SERVICES	0	500	500
WATER QUALITY	693	250	(443)
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	234	280	46
MARSH MAINT-LITTORAL ZONE	538	5,075	4,538
CHEMICAL WEED CONTROL	8,100	9,720	1,620
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	15,824	11,000	(4,824)
UPLAND MAINTENANCE	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	500	500
REPAIR & MAINT - GENERAL	0	0	0
REPAIR & MAINT-CULVERTS	0	1,500	1,500
Other	371	367	(4)
<b>Total Physical Environment</b>	<u>25,760</u>	<u>29,692</u>	<u>3,932</u>
Capital outlay	109	164	55
<b>Total Expenditures:</b>	<u>25,870</u>	<u>29,856</u>	<u>3,986</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>11,471</u>	<u>7,313</u>	<u>4,158</u>
<b>Other financing sources (uses):</b>			
Transfers in	0	0	0
Transfers out	(17,103)	(18,617)	1,514
<b>Total Other financing sources (uses):</b>	<u>(17,103)</u>	<u>(18,617)</u>	<u>1,514</u>
<b>Net change in fund balance</b>	<b>(5,632)</b>	<b>(11,304)</b>	<b>5,672</b>
<b>Fund balances, beginning of year</b>	<u>196,640</u>	<u>0</u>	<u>196,640</u>
<b>Total Fund balances, beginning of year</b>	<u>196,640</u>	<u>0</u>	<u>196,640</u>
<b>Fund balance, end of period</b>	<u>191,008</u>	<u>(11,304)</u>	<u>202,312</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 31  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
<b>Revenues:</b>			
Non-ad valorem assessments	907,453	905,861	1,592
Intergovernmental revenues	0	0	0
Investment income	4,190	0	4,190
Miscellaneous	273,617	0	273,617
<b>Total Revenues:</b>	<u>1,185,260</u>	<u>905,861</u>	<u>279,399</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	15,756	55,000	39,245
ENGINEERING-PERMITS	1,961	0	(1,961)
LEGAL SERVICES	17,435	10,000	(7,435)
WATER QUALITY	1,662	4,140	2,478
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	3,349	4,002	653
LANDSCAPE MAINTENANCE	340	441	101
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	0	0	0
REPAIR & MAINT-AERATORS	142,952	208,192	65,240
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	2,750	7,500	4,750
REPAIR & MAINT-BLDG	45,336	15,000	(30,336)
REPAIR & MAINT - GENERAL	1,233	5,000	3,767
REPAIR & MAINT-TELEMETRY	421	2,000	1,579
REPAIR & MAINT-ROADS	8,445	25,000	16,555
REPAIR & MAINT-CULVERTS	8,065	6,250	(1,815)
REPAIR & MAINT - GATE	0	500	500
Repairs & Maint - Catch Basins	8,456	30,000	21,544
R&M- Aerator refurbishments	25,974	31,250	5,276
Other	197,560	208,967	11,407
<b>Total Physical Environment</b>	<u>481,694</u>	<u>613,242</u>	<u>131,548</u>
<b>Capital outlay</b>			
BUILDINGS	0	1,500,000	1,500,000
IMPRVMNTS OTHER THAN BLDG	0	0	0
ROADS/BRIDGES	13,718	82,000	68,282
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	706	1,061	355
<b>Total Capital outlay</b>	<u>14,424</u>	<u>1,583,061</u>	<u>1,568,637</u>
Principal	0	0	0
Interest	0	0	0
<b>Total Expenditures:</b>	<u>496,117</u>	<u>2,196,303</u>	<u>1,700,186</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>689,143</u>	<u>(1,290,442)</u>	<u>1,979,585</u>
<b>Other financing sources (uses):</b>			
Transfers in	0	0	0
Transfers out	(182,981)	(209,558)	26,577
<b>Total Other financing sources (uses):</b>	<u>(182,981)</u>	<u>(209,558)</u>	<u>26,577</u>
<b>Net change in fund balance</b>	<u>506,162</u>	<u>(1,500,000)</u>	<u>2,006,162</u>



**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 31  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Fund balances, beginning of year	3,902,820	0	3,902,820
Total Fund balances, beginning of year	3,902,820	0	3,902,820
Fund balance, end of period	4,408,982	(1,500,000)	5,908,982

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 32  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	17,200	17,171	29
Intergovernmental revenues	0	0	0
Investment income	23	0	23
Miscellaneous	525	0	525
<b>Total Revenues:</b>	<u>17,748</u>	<u>17,171</u>	<u>577</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	55	0	(55)
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	0	0
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	80	95	16
CHEMICAL WEED CONTROL	1,359	1,630	271
MOWING SERVICES	1,667	2,163	496
SECURITY SERVICES	0	0	0
TRASH DISPOSAL	0	250	250
JANITORIAL	0	0	0
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	5,000	5,000
REPAIR & MAINT-OFF EQMT	0	0	0
REPAIR & MAINT - GENERAL	0	1,000	1,000
REPAIR & MAINT - GATE	1,900	2,400	500
Repairs & Maint - Catch Basins	0	0	0
Other	169	170	1
<b>Total Physical Environment</b>	<u>5,229</u>	<u>12,708</u>	<u>7,479</u>
<b>Capital outlay</b>			
CULVERTS/STRUCTURES	0	0	0
Other	46	70	24
<b>Total Capital outlay</b>	<u>46</u>	<u>70</u>	<u>24</u>
<b>Total Expenditures:</b>	<u>5,275</u>	<u>12,778</u>	<u>7,503</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>12,473</u>	<u>4,393</u>	<u>8,080</u>
<b>Other financing sources (uses):</b>			
Transfers out	(6,766)	(5,810)	(956)
<b>Total Other financing sources (uses):</b>	<u>(6,766)</u>	<u>(5,810)</u>	<u>(956)</u>
<b>Net change in fund balance</b>	5,708	(1,417)	7,125
<b>Fund balances, beginning of year</b>	<u>8,397</u>	<u>0</u>	<u>8,397</u>
<b>Total Fund balances, beginning of year</b>	<u>8,397</u>	<u>0</u>	<u>8,397</u>
<b>Fund balance, end of period</b>	<u>14,105</u>	<u>(1,417)</u>	<u>15,522</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 32A  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
<b>Revenues:</b>			
Non-ad valorem assessments	5,004	4,985	19
Investment income	<u>37</u>	<u>0</u>	<u>37</u>
Total Investment income	<u>37</u>	<u>0</u>	<u>37</u>
Total Revenues:	<u>5,040</u>	<u>4,985</u>	<u>55</u>
<b>Expenditures:</b>			
Physical Environment			
WATER QUALITY	693	250	(443)
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	44	52	8
MOWING SERVICES	1,667	2,163	496
SECURITY SERVICES	0	0	0
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-CULVERTS	0	0	0
Other	<u>48</u>	<u>49</u>	<u>1</u>
Total Physical Environment	<u>2,452</u>	<u>2,514</u>	<u>62</u>
Principal	0	0	0
Interest	<u>0</u>	<u>0</u>	<u>0</u>
Total Expenditures:	<u>2,452</u>	<u>2,514</u>	<u>62</u>
Excess (deficiency) of revenues over expenditures	<u>2,588</u>	<u>2,471</u>	<u>117</u>
<b>Other financing sources (uses):</b>			
Transfers in	0	0	0
Transfers out	<u>(640)</u>	<u>(723)</u>	<u>83</u>
Total Other financing sources (uses):	<u>(640)</u>	<u>(723)</u>	<u>83</u>
Net change in fund balance	1,948	1,748	200
Fund balances, beginning of year	<u>34,364</u>	<u>0</u>	<u>34,364</u>
Total Fund balances, beginning of year	<u>34,364</u>	<u>0</u>	<u>34,364</u>
Fund balance, end of period	<u>36,312</u>	<u>1,748</u>	<u>34,564</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 33  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
<b>Revenues:</b>			
Non-ad valorem assessments	13,516	13,513	3
Intergovernmental revenues	0	0	0
Investment income	68	0	68
Miscellaneous	0	0	0
Total Revenues:	<u>13,584</u>	<u>13,513</u>	<u>71</u>
<b>Expenditures:</b>			
Physical Environment			
LEGAL SERVICES	0	0	0
WATER QUALITY	693	0	(693)
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	92	110	18
CHEMICAL WEED CONTROL	1,527	1,832	305
MOWING SERVICES	0	0	0
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	5,211	4,000	(1,211)
UPLAND MAINTENANCE	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	500	500
REPAIR & MAINT-BLDG	0	0	0
REPAIR & MAINT - GENERAL	0	500	500
REPAIR & MAINT-CULVERTS	2,850	0	(2,850)
Other	133	135	2
Total Physical Environment	<u>10,507</u>	<u>7,077</u>	<u>(3,430)</u>
Capital outlay	<u>65</u>	<u>98</u>	<u>33</u>
Total Expenditures:	<u>10,572</u>	<u>7,175</u>	<u>(3,397)</u>
Excess (deficiency) of revenues over expenditures	<u>3,012</u>	<u>6,338</u>	<u>(3,326)</u>
<b>Other financing sources (uses):</b>			
Transfers in	0	0	0
Transfers out	<u>(7,838)</u>	<u>(8,346)</u>	<u>508</u>
Total Other financing sources (uses):	<u>(7,838)</u>	<u>(8,346)</u>	<u>508</u>
Net change in fund balance	(4,826)	(2,008)	(2,818)
Fund balances, beginning of year	<u>67,981</u>	<u>0</u>	<u>67,981</u>
Total Fund balances, beginning of year	<u>67,981</u>	<u>0</u>	<u>67,981</u>
Fund balance, end of period	<u>63,156</u>	<u>(2,008)</u>	<u>65,164</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 34  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	147,839	147,328	511
Intergovernmental revenues	0	0	0
Investment income	373	0	373
Miscellaneous	0	0	0
<b>Total Revenues:</b>	<u>148,212</u>	<u>147,328</u>	<u>884</u>
<b>Expenditures:</b>			
Physical Environment			
ENGINEERING FEES	348	5,000	4,653
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	0	0
OTHER PROFESSIONAL SVCS	15,453	18,544	3,091
AUDITORS SERVICES	1,097	1,311	214
LANDSCAPE MAINTENANCE	9,826	12,747	2,921
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-AERATORS	0	0	0
REPAIR & MAINT-BLDG	0	0	0
REPAIR & MAINT - GENERAL	347	11,717	11,370
REPAIR & MAINT-TELEMETRY	0	0	0
REPAIR & MAINT-ROADS	17,736	37,000	19,264
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE	8,595	10,000	1,405
REPAIR & MAINT - IRRIGATION	0	0	0
Repairs & Maint - Catch Basins	0	7,000	7,000
Other	4,273	5,662	1,389
<b>Total Physical Environment</b>	<u>57,675</u>	<u>109,481</u>	<u>51,806</u>
Capital outlay			
ROADS/BRIDGES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	77	116	39
<b>Total Capital outlay</b>	<u>77</u>	<u>116</u>	<u>39</u>
Principal	21,668	21,668	0
Interest	7,922	7,800	(122)
<b>Total Expenditures:</b>	<u>87,341</u>	<u>139,065</u>	<u>51,724</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>60,872</u>	<u>8,263</u>	<u>52,609</u>
<b>Other financing sources (uses):</b>			
Transfers in	0	0	0
Transfers out	(46,412)	(46,526)	114
<b>Total Other financing sources (uses):</b>	<u>(46,412)</u>	<u>(46,526)</u>	<u>114</u>
<b>Net change in fund balance</b>	<u>14,460</u>	<u>(38,263)</u>	<u>52,723</u>
Fund balances, beginning of year	237,362	0	237,362
<b>Total Fund balances, beginning of year</b>	<u>237,362</u>	<u>0</u>	<u>237,362</u>
<b>Fund balance, end of period</b>	<u>251,822</u>	<u>(38,263)</u>	<u>290,085</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 34  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

Current Year Actual	Total Budget - Original	Total Budget Variance - Original
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**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 38  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
<b>Revenues:</b>			
Non-ad valorem assessments	73,786	73,605	181
Investment income	<u>272</u>	<u>0</u>	<u>272</u>
Total Investment income	<u>272</u>	<u>0</u>	<u>272</u>
<b>Total Revenues:</b>	<u>74,058</u>	<u>73,605</u>	<u>453</u>
<b>Expenditures:</b>			
Physical Environment			
ENGINEERING FEES	128	5,000	4,873
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	182	217	35
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT - GENERAL	0	1,000	1,000
REPAIR & MAINT-TELEMETRY	0	0	0
REPAIR & MAINT-ROADS	85	20,000	19,915
REPAIR & MAINT-CULVERTS	0	2,500	2,500
Repairs & Maint - Catch Basins	0	10,000	10,000
Other	<u>723</u>	<u>729</u>	<u>6</u>
<b>Total Physical Environment</b>	<u>1,117</u>	<u>39,946</u>	<u>38,829</u>
Capital outlay			
ROADS/BRIDGES	0	0	0
Other	<u>82</u>	<u>123</u>	<u>41</u>
<b>Total Capital outlay</b>	<u>82</u>	<u>123</u>	<u>41</u>
<b>Total Expenditures:</b>	<u>1,198</u>	<u>40,069</u>	<u>38,871</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>72,860</u>	<u>33,536</u>	<u>39,324</u>
<b>Other financing sources (uses):</b>			
Transfers out	<u>(21,624)</u>	<u>(26,236)</u>	<u>4,612</u>
<b>Total Other financing sources (uses):</b>	<u>(21,624)</u>	<u>(26,236)</u>	<u>4,612</u>
<b>Net change in fund balance</b>	51,235	7,300	43,935
<b>Fund balances, beginning of year</b>	<u>191,950</u>	<u>0</u>	<u>191,950</u>
<b>Total Fund balances, beginning of year</b>	<u>191,950</u>	<u>0</u>	<u>191,950</u>
<b>Fund balance, end of period</b>	<u>243,185</u>	<u>7,300</u>	<u>235,885</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 41  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
<b>Revenues:</b>			
Non-ad valorem assessments	4,141	4,129	12
Investment income	37	0	37
Miscellaneous	0	0	0
<b>Total Revenues:</b>	<u>4,179</u>	<u>4,129</u>	<u>50</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	0	0	0
LEGAL SERVICES	0	0	0
WATER QUALITY	693	0	(693)
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	39	47	8
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT - GENERAL	0	0	0
REPAIR & MAINT-CULVERTS	2,000	1,000	(1,000)
Other	41	42	1
<b>Total Physical Environment</b>	<u>2,774</u>	<u>1,089</u>	<u>(1,685)</u>
<b>Capital outlay</b>			
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	32	48	16
<b>Total Capital outlay</b>	<u>32</u>	<u>48</u>	<u>16</u>
<b>Total Expenditures:</b>	<u>2,806</u>	<u>1,137</u>	<u>(1,669)</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>1,372</u>	<u>2,992</u>	<u>(1,620)</u>
<b>Other financing sources (uses):</b>			
Transfers in	0	0	0
Transfers out	(3,301)	(4,162)	861
<b>Total Other financing sources (uses):</b>	<u>(3,301)</u>	<u>(4,162)</u>	<u>861</u>
<b>Net change in fund balance</b>	<u>(1,928)</u>	<u>(1,170)</u>	<u>(758)</u>
<b>Fund balances, beginning of year</b>	<u>42,993</u>	<u>0</u>	<u>42,993</u>
<b>Total Fund balances, beginning of year</b>	<u>42,993</u>	<u>0</u>	<u>42,993</u>
<b>Fund balance, end of period</b>	<u>41,065</u>	<u>(1,170)</u>	<u>42,235</u>



**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 43  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	800,100	794,569	5,531
Intergovernmental revenues	0	0	0
Investment income	1,279	0	1,279
Miscellaneous	(810)	0	(810)
<b>Total Revenues:</b>	<u>800,569</u>	<u>794,569</u>	<u>6,000</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	440	5,000	4,560
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	83	500	418
LEGAL - SPECIAL SERVICES	0	0	0
FINANCIAL CONS./ADVISOR	100	215	115
AUDITORS SERVICES	4,587	5,481	894
MONITORING REPORT	0	0	0
CHEMICAL WEED CONTROL	87,083	125,525	38,442
MOWING SERVICES	8,709	11,298	2,589
TRASH DISPOSAL	0	1,000	1,000
LANDSCAPE MAINTENANCE	3,128	4,058	930
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	182,012	245,000	62,988
PARK MAINTENANCE	0	0	0
REPAIR & MAINT-PUMP STATN	10,534	15,000	4,466
REPAIR & MAINT-CANAL/LAKE	0	15,000	15,000
REPAIR & MAINT-BLDG	3,063	10,000	6,937
REPAIR & MAINT - GENERAL	2,200	7,000	4,800
REPAIR & MAINT-TELEMETRY	2,684	18,000	15,316
REPAIR & MAINT-ROADS	0	10,000	10,000
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE	0	1,000	1,000
REPAIR & MAINT - IRRIGATION	0	0	0
R&M- GENERATORS	0	1,000	1,000
R & M PRESERVE STRUCTURES	0	250,000	250,000
Other	27,792	50,902	23,110
<b>Total Physical Environment</b>	<u>332,414</u>	<u>775,979</u>	<u>443,565</u>
<b>Capital outlay</b>			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	635	955	320
<b>Total Capital outlay</b>	<u>635</u>	<u>955</u>	<u>320</u>
<b>Total Expenditures:</b>	<u>333,049</u>	<u>776,934</u>	<u>443,885</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>467,520</u>	<u>17,635</u>	<u>449,885</u>
<b>Other financing sources (uses):</b>			
Transfers out	(215,584)	(257,635)	42,051
<b>Total Other financing sources (uses):</b>	<u>(215,584)</u>	<u>(257,635)</u>	<u>42,051</u>
<b>Net change in fund balance</b>	251,937	(240,000)	491,937

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 43  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Fund balances, beginning of year	912,347	0	912,347
Total Fund balances, beginning of year	912,347	0	912,347
Fund balance, end of period	1,164,284	(240,000)	1,404,284

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 44  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	49,677	49,327	350
Intergovernmental revenues	0	0	0
Investment income	471	0	471
Miscellaneous	652	0	652
<b>Total Revenues:</b>	<u>50,800</u>	<u>49,327</u>	<u>1,473</u>
<b>Expenditures:</b>			
Physical Environment			
ENGINEERING FEES	0	500	500
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	165	500	335
FINANCIAL CONS./ADVISOR	100	215	115
AUDITORS SERVICES	1,088	1,300	212
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT-ROADS	0	0	0
REPAIR & MAINT-CULVERTS	0	4,000	4,000
Other	1,327	1,538	211
<b>Total Physical Environment</b>	<u>2,680</u>	<u>8,053</u>	<u>5,373</u>
Capital outlay			
ROADS/BRIDGES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	164	246	82
<b>Total Capital outlay</b>	<u>164</u>	<u>246</u>	<u>82</u>
<b>Total Expenditures:</b>	<u>2,843</u>	<u>8,299</u>	<u>5,456</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>47,957</u>	<u>41,028</u>	<u>6,929</u>
<b>Other financing sources (uses):</b>			
Transfers in	0	0	0
Transfers out	(32,164)	(42,835)	10,671
Capital contributions from landowners	0	0	0
Proceeds from sales/disposals of capital assets	0	0	0
<b>Total Other financing sources (uses):</b>	<u>(32,164)</u>	<u>(42,835)</u>	<u>10,671</u>
<b>Net change in fund balance</b>	<u>15,793</u>	<u>(1,807)</u>	<u>17,600</u>
<b>Fund balances, beginning of year</b>	<u>524,446</u>	<u>0</u>	<u>524,446</u>
<b>Total Fund balances, beginning of year</b>	<u>524,446</u>	<u>0</u>	<u>524,446</u>
<b>Fund balance, end of period</b>	<u>540,239</u>	<u>(1,807)</u>	<u>542,046</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 45  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	249,228	248,875	353
Intergovernmental revenues	0	0	0
Investment income	428	0	428
Total Investment income	428	0	428
<b>Total Revenues:</b>	<b>249,656</b>	<b>248,875</b>	<b>781</b>
<b>Expenditures:</b>			
Physical Environment			
ENGINEERING FEES	7,070	13,000	5,931
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	1,183	1,000	(183)
WATER QUALITY	693	650	(43)
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	1,098	1,312	214
MONITORING REPORT	0	0	0
MARSH MAINT-LITTORAL ZONE	1,504	5,075	3,571
CHEMICAL WEED CONTROL	5,913	7,096	1,183
MOWING SERVICES	0	0	0
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	40,764	45,000	4,236
PARK MAINTENANCE	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	3,000	3,000
REPAIR & MAINT-BLDG	0	0	0
REPAIR & MAINT - GENERAL	0	2,000	2,000
REPAIR & MAINT-TELEMETRY	0	0	0
REPAIR & MAINT-ROADS	124,206	106,500	(17,706)
REPAIR & MAINT-CULVERTS	0	4,000	4,000
Repairs & Maint - Catch Basins	0	10,000	10,000
R & M PRESERVE STRUCTURES	0	0	0
REPAIR & MAINT- STREET SWEEP	9,704	16,500	6,796
Other	2,477	2,462	(15)
<b>Total Physical Environment</b>	<b>194,612</b>	<b>217,595</b>	<b>22,983</b>
Capital outlay			
MACHINERY & EQUIPMENT	0	0	0
Other	269	404	135
<b>Total Capital outlay</b>	<b>269</b>	<b>404</b>	<b>135</b>
Debt issuance costs	0	0	0
<b>Total Expenditures:</b>	<b>194,881</b>	<b>217,999</b>	<b>23,118</b>
<b>Excess (deficiency) of revenues over expenditures</b>	<b>54,776</b>	<b>30,876</b>	<b>23,900</b>
<b>Other financing sources (uses):</b>			
Transfers out	(63,753)	(69,691)	5,938
<b>Total Other financing sources (uses):</b>	<b>(63,753)</b>	<b>(69,691)</b>	<b>5,938</b>
<b>Net change in fund balance</b>	<b>(8,977)</b>	<b>(38,815)</b>	<b>29,838</b>
<b>Fund balances, beginning of year</b>	<b>339,555</b>	<b>0</b>	<b>339,555</b>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 45  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Total Fund balances, beginning of year	339,555	0	339,555
Fund balance, end of period	330,578	(38,815)	369,393

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 46  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	36,604	36,538	66
Investment income	231	0	231
Miscellaneous	(50)	0	(50)
Total Revenues:	36,786	36,538	248
<b>Expenditures:</b>			
Physical Environment			
ENGINEERING FEES	85	5,000	4,915
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
FINANCIAL CONS./ADVISOR	200	430	230
AUDITORS SERVICES	991	1,184	193
SUPERVISORS EXPENSES	0	0	0
REPAIR & MAINT - GENERAL	0	2,000	2,000
REPAIR & MAINT-ROADS	0	5,000	5,000
Other	364	2,413	2,049
Total Physical Environment	1,639	16,527	14,888
Capital outlay			
ROADS/BRIDGES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	686	1,031	345
Total Capital outlay	686	1,031	345
Total Expenditures:	2,325	17,558	15,233
Excess (deficiency) of revenues over expenditures	34,461	18,980	15,481
 <b>Other financing sources (uses):</b>			
Transfers out	(17,240)	(18,980)	1,740
Capital contributions from landowners	0	0	0
Total Other financing sources (uses):	(17,240)	(18,980)	1,740
Net change in fund balance	17,220	0	17,220
Fund balances, beginning of year	233,896	0	233,896
Total Fund balances, beginning of year	233,896	0	233,896
Fund balance, end of period	251,116	0	251,116

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 47  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	39,805	39,767	38
Intergovernmental revenues	0	0	0
Investment income	363	0	363
Miscellaneous	0	0	0
<b>Total Revenues:</b>	<u>40,168</u>	<u>39,767</u>	<u>401</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	140	1,000	861
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
WATER QUALITY	693	0	(693)
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	256	306	50
MARSH MAINT-LITTORAL ZONE	0	0	0
LANDSCAPE MAINTENANCE	583	756	173
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	0	0	0
REPAIR & MAINT-PUMP STATN	0	0	0
REPAIR & MAINT-CANAL/LAKE	0	2,500	2,500
REPAIR & MAINT - GENERAL	350	4,000	3,650
REPAIR & MAINT-TELEMETRY	89	3,000	2,911
REPAIR & MAINT-ROADS	0	3,000	3,000
REPAIR & MAINT-CULVERTS	0	0	0
REPAIR & MAINT - GATE	0	500	500
Repairs & Maint - Catch Basins	0	15,000	15,000
REPAIR & MAINT- STREET SWEEP	0	3,000	3,000
Other	1,686	996	(690)
<b>Total Physical Environment</b>	<u>3,797</u>	<u>34,558</u>	<u>30,761</u>
<b>Capital outlay</b>			
IMPRVMNTS OTHER THAN BLDG	0	0	0
CULVERTS/STRUCTURES	0	0	0
MACHINERY & EQUIPMENT	0	0	0
Other	400	601	201
<b>Total Capital outlay</b>	<u>400</u>	<u>601</u>	<u>201</u>
<b>Total Expenditures:</b>	<u>4,197</u>	<u>35,159</u>	<u>30,962</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>35,971</u>	<u>4,608</u>	<u>31,363</u>
<b>Other financing sources (uses):</b>			
Transfers out	(17,885)	(24,193)	6,308
Capital contributions from landowners	0	0	0
<b>Total Other financing sources (uses):</b>	<u>(17,885)</u>	<u>(24,193)</u>	<u>6,308</u>
<b>Net change in fund balance</b>	18,085	(19,585)	37,670
<b>Fund balances, beginning of year</b>	<u>388,304</u>	<u>0</u>	<u>388,304</u>
<b>Total Fund balances, beginning of year</b>	<u>388,304</u>	<u>0</u>	<u>388,304</u>

**Northern Palm Beach County Improvement District**  
 Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
 Unit 47  
 From 10/1/2020 Through 8/31/2021  
 (In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
Fund balance, end of period	<del>406,389</del>	<del>(19,585)</del>	<del>425,974</del>



**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 49  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
<b>Revenues:</b>			
Non-ad valorem assessments	67,718	67,521	197
Investment income	386	0	386
Miscellaneous	1,889	0	1,889
<b>Total Revenues:</b>	<u>69,993</u>	<u>67,521</u>	<u>2,472</u>
<b>Expenditures:</b>			
<b>Physical Environment</b>			
ENGINEERING FEES	210	500	290
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	248	500	253
FINANCIAL CONS./ADVISOR	0	0	0
AUDITORS SERVICES	362	433	71
MONITORING REPORT	0	0	0
MARSH MAINT-LITTORAL ZONE	0	0	0
CHEMICAL WEED CONTROL	5,269	6,322	1,053
MOWING SERVICES	1,906	2,472	567
TRASH DISPOSAL	350	500	150
LANDSCAPE MAINTENANCE	0	0	0
SUPERVISORS EXPENSES	0	0	0
PRESERVE/EXOTIC MAINT	18,437	25,000	6,563
REPAIR & MAINT-CANAL/LAKE	0	2,000	2,000
REPAIR & MAINT-BLDG	0	0	0
REPAIR & MAINT - GENERAL	0	500	500
Other	679	668	(11)
<b>Total Physical Environment</b>	<u>27,460</u>	<u>38,895</u>	<u>11,435</u>
<b>Capital outlay</b>			
MACHINERY & EQUIPMENT	0	0	0
Other	64	96	32
<b>Total Capital outlay</b>	<u>64</u>	<u>96</u>	<u>32</u>
<b>Total Expenditures:</b>	<u>27,524</u>	<u>38,991</u>	<u>11,467</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>42,469</u>	<u>28,530</u>	<u>13,939</u>
<b>Other financing sources (uses):</b>			
Transfers out	(22,027)	(30,830)	8,803
<b>Total Other financing sources (uses):</b>	<u>(22,027)</u>	<u>(30,830)</u>	<u>8,803</u>
<b>Net change in fund balance</b>	20,441	(2,300)	22,741
<b>Fund balances, beginning of year</b>	<u>189,515</u>	<u>0</u>	<u>189,515</u>
<b>Total Fund balances, beginning of year</b>	<u>189,515</u>	<u>0</u>	<u>189,515</u>
<b>Fund balance, end of period</b>	<u>209,956</u>	<u>(2,300)</u>	<u>212,256</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 51  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
<b>Revenues:</b>			
Non-ad valorem assessments	32,400	32,226	174
Investment income	47	0	47
Miscellaneous	0	0	0
Total Revenues:	<u>32,447</u>	<u>32,226</u>	<u>221</u>
<b>Expenditures:</b>			
Physical Environment			
ENGINEERING FEES	0	8,000	8,000
ENGINEERING-PERMITS	0	0	0
LEGAL SERVICES	0	500	500
AUDITORS SERVICES	119	142	23
MARSH MAINT-LITTORAL ZONE	0	0	0
REPAIR & MAINT - GENERAL	0	0	0
REPAIR & MAINT-ROADS	0	10,000	10,000
Other	324	318	(6)
Total Physical Environment	<u>443</u>	<u>18,960</u>	<u>18,517</u>
Capital outlay			
MACHINERY & EQUIPMENT	0	0	0
Other	64	97	33
Total Capital outlay	<u>64</u>	<u>97</u>	<u>33</u>
Total Expenditures:	<u>507</u>	<u>19,057</u>	<u>18,550</u>
Excess (deficiency) of revenues over expenditures	<u>31,940</u>	<u>13,169</u>	<u>18,771</u>
<b>Other financing sources (uses):</b>			
Transfers out	(8,249)	(11,334)	3,085
Capital contributions from landowners	0	0	0
Total Other financing sources (uses):	<u>(8,249)</u>	<u>(11,334)</u>	<u>3,085</u>
Net change in fund balance	23,691	1,835	21,856
Fund balances, beginning of year	<u>36,066</u>	<u>0</u>	<u>36,066</u>
Total Fund balances, beginning of year	<u>36,066</u>	<u>0</u>	<u>36,066</u>
Fund balance, end of period	<u>59,756</u>	<u>1,835</u>	<u>57,921</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Unit 53  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	<u>Current Year Actual</u>	<u>Total Budget - Original</u>	<u>Total Budget Variance - Original</u>
<b>Revenues:</b>			
Non-ad valorem assessments	58,419	56,934	1,485
Investment income	158	0	158
Miscellaneous	<u>64,867</u>	<u>0</u>	<u>64,867</u>
Total Revenues:	<u>123,445</u>	<u>56,934</u>	<u>66,511</u>
<b>Expenditures:</b>			
Physical Environment			
ENGINEERING FEES	6,300	5,000	(1,300)
ENGINEERING-PERMITS	6,191	0	(6,191)
LEGAL SERVICES	4,730	0	(4,730)
FINANCIAL CONS./ADVISOR	300	430	130
AUDITORS SERVICES	1,027	1,227	200
TRASH DISPOSAL	0	1,000	1,000
REPAIR & MAINT - GENERAL	1,982	10,000	8,018
REPAIR & MAINT-TELEMETRY	429	3,468	3,039
REPAIR & MAINT-ROADS	0	10,000	10,000
REPAIR & MAINT-CULVERTS	0	0	0
Other	<u>8,682</u>	<u>2,639</u>	<u>(6,043)</u>
Total Physical Environment	29,640	33,764	4,124
Capital outlay	<u>944</u>	<u>1,420</u>	<u>476</u>
Total Expenditures:	<u>30,585</u>	<u>35,184</u>	<u>4,599</u>
Excess (deficiency) of revenues over expenditures	<u>92,860</u>	<u>21,750</u>	<u>71,110</u>
<b>Other financing sources (uses):</b>			
Transfers out	(33,564)	(21,750)	(11,814)
Capital contributions from landowners	<u>0</u>	<u>0</u>	<u>0</u>
Total Other financing sources (uses):	<u>(33,564)</u>	<u>(21,750)</u>	<u>(11,814)</u>
Net change in fund balance	59,296	0	59,296
Fund balances, beginning of year	<u>127,960</u>	<u>0</u>	<u>127,960</u>
Total Fund balances, beginning of year	<u>127,960</u>	<u>0</u>	<u>127,960</u>
Fund balance, end of period	<u>187,256</u>	<u>0</u>	<u>187,256</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
Common area fund  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Intergovernmental revenues	0	0	0
Investment income	53	0	53
Total Investment income	53	0	53
<b>Total Revenues:</b>	<b>53</b>	<b>0</b>	<b>53</b>
<b>Expenditures:</b>			
Physical Environment			
LEGAL SERVICES	0	0	0
AUDITORS SERVICES	421	503	82
MARSH MAINT-LITTORAL ZONE	0	0	0
TRASH DISPOSAL	12,775	13,300	525
LANDSCAPE MAINTENANCE	16,463	21,357	4,894
PRESERVE/EXOTIC MAINT	0	0	0
COMMON AREA MAINTENANCE	0	0	0
REPAIR & MAINT-AERATORS	0	0	0
REPAIR & MAINT-BLDG	0	0	0
REPAIR & MAINT - GENERAL	4,385	19,800	15,416
REPAIR & MAINT-TELEMETRY	0	0	0
REPAIR & MAINT - IRRIGATION	0	0	0
REPAIR & MAINT- STREET SWEEP	0	4,200	4,200
Other	18,348	19,921	1,573
Total Physical Environment	52,391	79,081	26,690
Capital outlay	0	0	0
<b>Total Expenditures:</b>	<b>52,391</b>	<b>79,081</b>	<b>26,690</b>
Excess (deficiency) of revenues over expenditures	<u>(52,338)</u>	<u>(79,081)</u>	<u>26,743</u>
<b>Other financing sources (uses):</b>			
Transfers out	(1,711)	(2,453)	742
Capital contributions from landowners			
CONTRIBUTIONS	26,769	36,817	(10,048)
GOVERNMENTS			
Other	32,324	44,717	(12,393)
Total Capital contributions from landowners	59,094	81,534	(22,441)
<b>Total Other financing sources (uses):</b>	<b>57,383</b>	<b>79,081</b>	<b>(21,698)</b>
Net change in fund balance	5,044	0	5,044
Fund balances, beginning of year	66,647	0	66,647
Total Fund balances, beginning of year	66,647	0	66,647
Fund balance, end of period	<u>71,691</u>	<u>0</u>	<u>71,691</u>

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual-Special Revenue Funds(Cash basis)  
NPDES funds  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Investment income	429	0	429
Miscellaneous	<u>494,362</u>	<u>0</u>	<u>494,362</u>
Total Revenues:	<u>494,792</u>	<u>0</u>	<u>494,792</u>
<b>Expenditures:</b>			
Physical Environment			
ENGINEERING FEES	287,332	0	(287,332)
LEGAL SERVICES	13,448	0	(13,448)
FINANCIAL CONS./ADVISOR	0	0	0
OTHER PROFESSIONAL SVCS	75,169	0	(75,169)
Other	<u>44,563</u>	<u>0</u>	<u>(44,563)</u>
Total Physical Environment	420,512	0	(420,512)
Capital outlay			
MACHINERY & EQUIPMENT	6,501	0	(6,501)
Total Capital outlay	<u>6,501</u>	<u>0</u>	<u>(6,501)</u>
Total Expenditures:	<u>427,013</u>	<u>0</u>	<u>(427,013)</u>
Excess (deficiency) of revenues over expenditures	<u>67,779</u>	<u>0</u>	<u>67,779</u>
<b>Other financing sources (uses):</b>			
Transfers in	100,139	0	100,139
Transfers out	<u>(101,817)</u>	<u>0</u>	<u>(101,817)</u>
Total Other financing sources (uses):	<u>(1,679)</u>	<u>0</u>	<u>(1,679)</u>
Net change in fund balance	66,100	0	66,100
Fund balances, beginning of year	<u>284,618</u>	<u>0</u>	<u>284,618</u>
Total Fund balances, beginning of year	<u>284,618</u>	<u>0</u>	<u>284,618</u>
Fund balance, end of period	<u>350,718</u>	<u>0</u>	<u>350,718</u>

Northern Palm Beach County Improvement District  
Statement of Revenues and Expenditures - Combining Capital Project Funds (Cash basis)  
From 10/1/2020 Through 8/31/2021

(In Whole Numbers)

	<u>Unit 2C</u>	<u>Unit 16</u>	<u>Unit 25</u>	<u>Unit 53</u>
Revenues:				
Intergovernmental revenues	134,013	-	-	-
Investment income	2,815	446	18	542
Miscellaneous	-	-	164	-
Total Revenues:	<u>136,828</u>	<u>446</u>	<u>181</u>	<u>542</u>
Expenditures:				
Capital outlay	1,678,198	4,620	220	572,207
Principal	-	-	-	-
Interest	-	-	-	-
Debt issuance costs	-	-	-	264,550
Total Expenditures:	<u>1,678,198</u>	<u>4,620</u>	<u>220</u>	<u>836,757</u>
Excess (deficiency) of revenues over expend	<u>(1,541,369)</u>	<u>(4,174)</u>	<u>(39)</u>	<u>(836,215)</u>
Other financing sources (uses):				
Transfers in	-	-	-	-
Transfers out	(29,548)	(1,781)	-	(32,205)
Capital contributions from landowners	602,560	-	-	-
Repayment to landowners	-	-	-	-
Promissory notes issued	-	-	-	-
Special assessment bond proceeds	-	-	-	9,786,885
Discount on special assessment bonds iss	-	-	-	-
Premium on special assessment bonds iss	-	-	-	138,849
Total Other financing sources (uses):	<u>573,013</u>	<u>(1,781)</u>	<u>-</u>	<u>9,893,528</u>
Net change in fund balance	(968,357)	(5,955)	(39)	9,057,314
Fund balances, beginning of year	<u>5,952,844</u>	<u>816,761</u>	<u>20,845</u>	<u>2,361,921</u>
Fund balance, end of period	<u><u>4,984,488</u></u>	<u><u>810,806</u></u>	<u><u>20,643</u></u>	<u><u>11,419,235</u></u>

Northern Palm Beach County Improvement District  
Statement of Revenues and Expenditures - Combining Debt Service Funds (Cash basis)  
From 10/1/2020 Through 8/31/2021

(In Whole Numbers)

	Unit 2A	Unit 2C	Unit 3A	Unit 5B
<b>Revenues:</b>				
Non-ad valorem assessments	380,783	5,394,202	408,644	388,079
Intergovernmental revenues	-	-	-	-
Investment income	337	6,431	307	285
Miscellaneous	-	-	-	-
<b>Total Revenues:</b>	<b>381,120</b>	<b>5,400,633</b>	<b>408,951</b>	<b>388,364</b>
<b>Expenditures:</b>				
Principal	210,000	1,545,000	290,000	352,081
Interest	176,413	3,849,463	129,000	41,047
Debt issuance costs	-	-	-	-
Advance Refunding escrow agent	-	-	-	-
Other	3,765	53,792	4,034	3,847
<b>Total Expenditures:</b>	<b>390,177</b>	<b>5,448,255</b>	<b>423,034</b>	<b>396,976</b>
<b>Excess (deficiency) of revenues over expenditures</b>	<b>(9,057)</b>	<b>(47,622)</b>	<b>(14,083)</b>	<b>(8,611)</b>
<b>Other financing sources (uses):</b>				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Refunding debt Issued	-	-	-	-
(Discount)/Premuim on refunded debt	-	-	-	-
Special assessment bond proceeds	-	-	-	-
Payment to refunded bonds escrow agent	-	-	-	-
Payment to Refunded Debt	-	-	-	-
Total Payment to refunded bonds escrow agent	-	-	-	-
<b>Total Other financing sources (uses):</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net change in fund balance</b>	<b>(9,057)</b>	<b>(47,622)</b>	<b>(14,083)</b>	<b>(8,611)</b>
Fund balances, beginning of year	96,653	7,939,824	74,911	29,017
<b>Fund balance, end of period</b>	<b>87,596</b>	<b>7,892,202</b>	<b>60,827</b>	<b>20,406</b>

Northern Palm Beach County Improvement District  
Statement of Revenues and Expenditures - Combining Debt Service Funds (Cash basis)  
From 10/1/2020 Through 8/31/2021

(In Whole Numbers)

	Unit 9A	Unit 9B	Unit 16	Unit 19
<b>Revenues:</b>				
Non-ad valorem assessments	2,777,557	1,307,923	682,143	312,108
Intergovernmental revenues	-	-	-	-
Investment income	2,716	857	420	152
Miscellaneous	-	-	-	-
<b>Total Revenues:</b>	<b>2,780,273</b>	<b>1,308,780</b>	<b>682,563</b>	<b>312,260</b>
<b>Expenditures:</b>				
Principal	2,308,017	950,000	465,000	306,355
Interest	522,845	401,175	269,169	13,939
Debt issuance costs	-	-	-	-
Advance Refunding escrow agent	-	-	-	-
Other	27,676	12,988	6,767	3,106
<b>Total Expenditures:</b>	<b>2,858,539</b>	<b>1,364,163</b>	<b>740,935</b>	<b>323,400</b>
<b>Excess (deficiency) of revenues over expenditures</b>	<b>(78,266)</b>	<b>(55,383)</b>	<b>(58,372)</b>	<b>(11,140)</b>
<b>Other financing sources (uses):</b>				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Refunding debt Issued	-	-	-	-
(Discount)/Premuim on refunded debt	-	-	-	-
Special assessment bond proceeds	-	-	-	-
Payment to refunded bonds escrow agent	-	-	-	-
Payment to Refunded Debt	-	-	-	-
Total Payment to refunded bonds escrow agent	-	-	-	-
<b>Total Other financing sources (uses):</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net change in fund balance</b>	<b>(78,266)</b>	<b>(55,383)</b>	<b>(58,372)</b>	<b>(11,140)</b>
Fund balances, beginning of year	904,265	914,635	894,992	16,519
<b>Fund balance, end of period</b>	<b>825,999</b>	<b>859,252</b>	<b>836,620</b>	<b>5,379</b>



Northern Palm Beach County Improvement District  
Statement of Revenues and Expenditures - Combining Debt Service Funds (Cash basis)  
From 10/1/2020 Through 8/31/2021

(In Whole Numbers)

	Unit 27B	Unit 43	Unit 44	Unit 45
<b>Revenues:</b>				
Non-ad valorem assessments	271,226	1,230,982	582,543	267,726
Intergovernmental revenues	-	-	-	-
Investment income	249	751	289	299
Miscellaneous	-	-	-	-
<b>Total Revenues:</b>	<b>271,475</b>	<b>1,231,732</b>	<b>582,832</b>	<b>268,025</b>
<b>Expenditures:</b>				
Principal	165,000	940,000	329,112	178,477
Interest	117,656	309,633	279,444	94,751
Debt issuance costs	-	-	-	-
Advance Refunding escrow agent	-	-	-	-
Other	2,693	12,235	5,826	2,741
<b>Total Expenditures:</b>	<b>285,349</b>	<b>1,261,868</b>	<b>614,382</b>	<b>275,969</b>
<b>Excess (deficiency) of revenues over expenditures</b>	<b>(13,874)</b>	<b>(30,136)</b>	<b>(31,550)</b>	<b>(7,944)</b>
<b>Other financing sources (uses):</b>				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Refunding debt Issued	-	-	-	-
(Discount)/Premuim on refunded debt	-	-	-	-
Special assessment bond proceeds	-	-	-	-
Payment to refunded bonds escrow agent	-	-	-	-
Payment to Refunded Debt	-	-	-	-
Total Payment to refunded bonds escrow agent	-	-	-	-
<b>Total Other financing sources (uses):</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net change in fund balance</b>	<b>(13,874)</b>	<b>(30,136)</b>	<b>(31,550)</b>	<b>(7,944)</b>
Fund balances, beginning of year	365,040	527,717	663,044	95,944
<b>Fund balance, end of period</b>	<b>351,166</b>	<b>497,581</b>	<b>631,494</b>	<b>88,000</b>

Northern Palm Beach County Improvement District  
Statement of Revenues and Expenditures - Combining Debt Service Funds (Cash basis)  
From 10/1/2020 Through 8/31/2021

(In Whole Numbers)

	Unit 46	Unit 53
Revenues:		
Non-ad valorem assessments	760,495	2,550,593
Intergovernmental revenues	-	-
Investment income	759	1,845
Miscellaneous	-	-
Total Revenues:	761,254	2,552,438
Expenditures:		
Principal	520,000	610,000
Interest	388,738	2,004,039
Debt issuance costs	-	-
Advance Refunding escrow agent	-	-
Other	7,551	25,387
Total Expenditures:	916,289	2,639,426
Excess (deficiency) of revenues over expenditures	(155,034)	(86,988)
Other financing sources (uses):		
Transfers in	-	5,750
Transfers out	-	-
Refunding debt Issued	-	-
(Discount)/Premuim on refunded debt	-	-
Special assessment bond proceeds	-	913,115
Payment to refunded bonds escrow agent	-	-
Payment to Refunded Debt	-	-
Total Payment to refunded bonds escrow agent	-	-
Total Other financing sources (uses):	-	918,865
Net change in fund balance	(155,034)	831,877
Fund balances, beginning of year	926,100	3,708,252
Fund balance, end of period	771,065	4,540,129

**Northern Palm Beach County Improvement District**  
Statement of Revenues and Expenditures - Budget vs Actual- General Fund (Cash Basis)  
GEN - General Fund  
From 10/1/2020 Through 8/31/2021

	Current Year Actual	Total Budget - Original	Total Budget Variance - Original
<b>Revenues:</b>			
Non-ad valorem assessments	0.00	0.00	0.00
Intergovernmental revenues	0.00	0.00	0.00
Investment income	842.01	0.00	842.01
Miscellaneous	5,050.00	0.00	5,050.00
Total Revenues:	5,892.01	0.00	5,892.01
<b>Expenditures:</b>			
Physical Environment			
ADM/OPS SALARIES	1,929,150.43	2,086,951.00	157,800.57
ENGINEERING FEES	59,878.00	50,000.00	(9,878.00)
LEGAL SERVICES	73,712.50	110,000.00	36,287.50
IT Services	76,511.16	123,261.00	46,749.84
LANDSCAPE MAINTENANCE	26,769.25	44,716.00	17,946.75
ELECTRICITY	14,114.83	24,804.00	10,689.17
INSURANCE-GENERAL	218,921.40	234,769.00	15,847.60
REPAIR & MAINT-BLDG	175,332.98	174,500.00	(832.98)
R & M - HVAC REPAIRS	25,638.90	50,000.00	24,361.10
PUBLIC INFORMATION	28,266.71	21,000.00	(7,266.71)
FUEL-VEHICLES	31,196.38	35,000.00	3,803.62
Other	1,067,922.91	1,298,148.00	230,225.09
Total Physical Environment	3,727,415.45	4,253,149.00	525,733.55
Capital outlay	127,920.34	76,620.00	(51,300.34)
Principal	17,311.50	17,312.00	0.50
Interest	3,402.86	3,403.00	0.14
Total Expenditures:	3,876,050.15	4,350,484.00	474,433.85
Excess (deficiency) of revenues over expenditures	(3,870,158.14)	(4,350,484.00)	480,325.86
<b>Other financing sources (uses):</b>			
Transfers in	3,693,269.17	4,195,484.00	(502,214.83)
Transfers out	0.00	0.00	0.00
Capital contributions from landowners	0.00	0.00	0.00
Proceeds from sales/disposals of capital assets	0.00	0.00	0.00
Total Other financing sources (uses):	3,693,269.17	4,195,484.00	(502,214.83)
Net change in fund balance	(176,888.97)	(155,000.00)	(21,888.97)
Fund balances, beginning of year	1,037,140.21	0.00	1,037,140.21
Total Fund balances, beginning of year	1,037,140.21	0.00	1,037,140.21
Fund balance, end of year	860,251.24	(155,000.00)	1,015,251.24

## PROOF OF PUBLICATION STATE OF FLORIDA

### PUBLIC NOTICE

Before the undersigned authority, personally appeared Teal Pontarelli, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - PublicNotice was published in said newspaper on: first date of Publication 09/27/2020 and last date of Publication 09/27/2020. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

NORTHERN PBC IMPROV DIST  
359 HIATT DR  
PALM BEACH GARDENS, FL 33418-7106

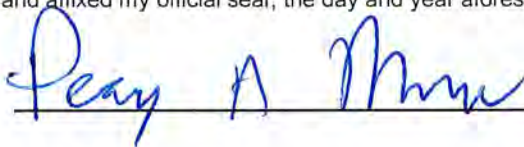
Invoice/Order Number:	0000596649
Ad Cost:	\$213.28
Paid:	\$0.00
Balance Due:	\$213.28

Signed

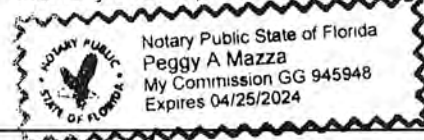
  
*(Legal Advertising Agent)*

Sworn or affirmed to, and subscribed before me, this 28th day of September, 2020 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



*(Notary)*



Please see Ad on following page(s).

Invoice/Order Number: 0000596649  
Ad Cost: \$213.28  
Paid: \$0.00  
Balance Due: \$213.28

**NOTICE OF  
ANNUAL MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that in satisfaction of the requirements of Chapter 189.015 (1), Florida Statutes, the following is a list of regular meetings of the Board of Supervisors of Northern Palm Beach County Improvement District, as well as possible additional Board of Supervisors or Committee meetings that may be held between Oct. 1, 2020 and Sept. 30, 2021. All such meetings will begin at 8:00 a.m. and, unless held by means of a virtual electronic medium, will be held in the Administrative Building and Emergency Operations Center, 359 Hiatt Drive, Palm Beach Gardens, Florida 33418.

Regular Board of Supervisors meetings will be held on 10/28/2020, 11/18/2020, 12/16/2020, 01/27/2021, 02/24/2021, 03/24/2021, 04/28/2021, 05/26/2021, 06/23/2021, 07/28/2021, 08/25/2021 and 09/22/2021.

Possible Board of Supervisors or Committee meetings may also be held, on an as-needed basis, on the following dates: 01/13/2021, 02/10/2021, 03/10/2021, 04/14/2021, 05/12/2021, 06/09/2021, 07/14/2021 and 08/11/2021.

The purpose of these meetings is to transact any and all business to come before the Board of Supervisors or members of a Committee, as the case may be.

If a person decides to appeal a decision of the Board of Supervisors with respect to any matter considered at the meeting herein referenced, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in these proceedings should contact Northern's offices by calling (561) 624-7830 at least 48 hours prior to the dates of the meetings.

BOARD OF SUPERVISORS  
NORTHERN PALM BEACH COUNTY  
IMPROVEMENT DISTRICT  
Matthew J. Boykin, President  
9-27/2020

0000596649-01